Section 4.55 Modification -19 Brunker Road, Greenacre

Statement of Environmental Effects A Submission to Canterbury-Bankstown Council on behalf of Allied Environmental Solutions

31 August 2023









Statement of Environmental Effects DA MOD 19 Brunker Rd Greenacre

Allied Environmental Solutions

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In the spirit of reconciliation MRA Consulting Group acknowledges the Traditional Custodians of Country throughout Australia and their connection to land, sea and community. We pay our respects to Aboriginal and Torres Strait Islander peoples and to Elders past, present and emerging.



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Glossary

Terminology	Definition
ASS	Acid Sulfate Soils
BAU	Business as usual
СВС	Canterbury Bankstown Council
dB(A)	Decibels Above the background level
DCP or CBDCP	Development Control Plan or Canterbury Bankstown Development Control Plan
DPE	Department of Planning and Environment (NSW)
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPA	Environmental Protection Agency (NSW)
FTE	Full-Time Equivalent
GTAs	General Terms of Approval
IN2	IN2 - Light Industrial Zone (from Liverpool Local Environmental Plan)
LEP or CBLEP	Local Environmental Plan or Canterbury Bankstown Local Environmental Plan (2008)
MRA	Mike Ritchie and Associates Pty Ltd (T/A MRA Consulting Group)
PASS	Potential Acid Sulfate Soils
PCBU	Person conducting a business or undertaking
PoEO Act	Protection of the Environment Operations Act 1997
PoEO Regulation	Protection of the Environment Operations (Waste) Regulation 2014
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
TfNSW	Transport for New South Wales



Executive Summary

This application is for the storage of bagged asbestos in skip bins at 19 Brunker Rd, Greenacre.

This application is for a modification under Section 4.55 (2) of the *Environmental Planning and Assessment Act 1979* and requires referral to the NSW EPA as integrated development.

The site currently operates under DA-614/2020. The modification is considered to be substantially the same development as was approved, considering that the use as a depot and storage of asbestos was previously assessed in the Statement of Environmental Effects. This modification is for a licensable quantity of asbestos storage, of over 5 tonnes at any one time.

The location of the activity is suitable for use, being surrounded by an industrial area. The activity has a low footprint and is able to be supervised by existing staff at the approved depot for machinery and equipment storage.

Potential environmental impacts have been assessed in this Statement of Environmental Effects. It is concluded that, with the implementation of recommended mitigation measures, the activity would not cause significant impact to the site or surrounding environment.

The application is submitted to Council for assessment and is recommended for approval.



1 Introduction

This Section 4.55 (2) Modification Application is required for the NSW Environment Protection Authority (EPA) to assess the environmental impacts of storing a licensable amount of asbestos on the site at 19 Brunker Road, Greenacre.

The site is currently approved as a depot for vehicles and equipment under DA-614/2020. The Statement of Environmental Effects (SEE) accompanying the previous development application described the storage of asbestos, and allocated space within the Statement of Environmental Effects, however, the application was not denoted as 'integrated' and the EPA did not review the application or issue General Terms of Approval (GTAs).

This modification clarifies the activity and requests that the storage of asbestos is permitted above the 5 tonnes licensing threshold for waste storage at any one time.

The site is shown on Figure 1. This SEE provides supporting information on the potential impacts and mitigation measures associated with the storage of asbestos to ensure adequate protection of the environment.



Figure 1: Site Location 19 Brunker Rd Greenacre



Source: Nearmap 2023

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2 Site Description

2.1 Location Details

Address:	19 Brunker Rd, Greenacre, 2190
Lot:	D
DP:	380811
Council:	Canterbury-Bankstown Council
Zoning:	IN2 – Light Industrial

2.2 Site Characteristics

The site is within an industrial area in Greenacre. The whole site is approximately 1,296m² and has previously been developed. It largely devoid of vegetation, apart from one small tree and exotic cover at the north-eastern boundary. It is covered by handstand and buildings. The buildings consist of:

- A storage area with a total GFA of 36m².
- A machine storage area with a total GFA of 119m².
- A demountable office with a total GFA of 14m², and
- A structure containing a wash bay with a total GFA of 303m².

The primary use is as a depot for equipment and machinery, as outlined in DA 614/2020. The site infrastructure is currently being developed in accordance with the DA.

Operating hours are between 6am and 6pm, Monday to Sunday inclusive.

2.3 Surrounding Development

The site is located within the Canterbury-Bankstown Local Government Area (LGA) in the Greenacre/Chullora Industrial Area. The industrial precinct is bounded by the Hume Highway to the East, Stacy Street to the South and Rookwood Road to the West. The northern precinct is characterised by rail infrastructure and large-scale industrial units.

The site is surrounded by industrial development on all sides, with the closest residential receptor being approximately 330m to the east (Figure 2).

2.4 Site Suitability

The site is within an industrial precinct and has access for the transfer of sealed asbestos. The activity would not cause amenity impacts to the surrounding locality. The site is therefore suitable for the proposed activity.



Figure 2: Subject site in relation to nearest residential receivers



Source: Six Maps 2023



3 Background

3.1 Applicant Details

Applicant name:	Allied Environmental Solutions
ABN:	82 114 474 172
Address:	27/6-20 Braidwood St, Strathfield South, NSW, 2136

3.2 Owner's Consent

The site is owned by AARG Group Pty Ltd ATF AARG Unit Trust IV. Owner's consent is supplied in Appendix A

3.3 Current Development Consent

The site has consent (DA-614/2020) for the use of the site as a depot, which is provided in Appendix B. The consent notes that:

6.6 All waste materials associated with the use shall be stored in containers located either within the building or behind screen walls in accordance with the approved plans.

The Statement of Environmental Effects for DA 614-2020 designates an area for the storage of asbestos waste as shown in Figure 3. Approved Plans are provided in Appendix C.



Figure 3: Waste Holding Area

Source: Think Planners

3.3.1 Consent Modification

The current consent has been modified (DA-614/2020/A) to amend Condition 3.3 in relation to demolition requirements. The modification consent for DA-614/2020/A is provided in Appendix B.



3.4 **Previous Development Application**

The storage of asbestos is detailed in the SEE by Think Planners for DA-614/2020 (Appendix D), dated 30 September 2021, which clearly outlines that storage of asbestos would occur on the site:

The vehicles as well and plant and equipment are a vital operational component of the company and the purpose of the proposed depot is to provide a suitable location that is not only close to the RMA Group office but will provide space for storage and minor maintenance of the plant and equipment is required. **The depot is to also provide a storage location of skip bins for the storage of sealed asbestos prior to disposal to landfill.** The depot is to be predominantly un-manned and to have a maximum of 4 staff on-site at any one time, noting that staff are only going to be on-site for a short period to pick up or drop off vehicles, plant or equipment unless carrying out some minor maintenance. Hence generally 2 staff will be on site at a time- but for extensive periods the site is unmanned.

The description above indicates that storage of asbestos is ancillary to the main purpose of a depot for plant and equipment.

The SEE describes the waste holding area as:

The depot is to also provide a storage location of skip bin for the storage of sealed asbestos prior to disposal to landfill. Hence it is sealed and poses no risk of contamination or airborne transmission and the like. (p5)

Waste holding area comprising of 2 x lockable skip bin including a sealed lockable skip bin for asbestos temporary storage. (p16)

The SEE also mentions that:

The asbestos material is to be stored and contained on the site in a sealed manner to avoid any issues or potential contamination. (p20)

The temporary storage of asbestos is to be undertaken in accordance with the requirements of WorkCover NSW and other relevant public authorities. (p30).

The SEE includes an assessment of asbestos waste storage and relevant management measures and the stamped plans indicate where asbestos may be stored.

Hence, the storage of asbestos is currently permissible onsite, however the previous application was not referred to the EPA and therefore current storage of asbestos must be below the licence limit of 5 tonnes at any one time.

3.5 **Previous Licence Application**

On 6 May 2023, a licence application (POEOA4022) was submitted by Allied Environmental Solutions for the storage of over 5 tonnes of asbestos at any one time.

In a letter dated 17 July 2023, the EPA issued notice of refusal, citing the following reasons:

- The consent authority, Canterbury-Bankstown Council, has stated that development consent does not permit asbestos waste storage at the premises. The EPA will not issue an Environment Protection Licence which is inconsistent with the development consent conditions.
- The application for development consent was not referred to the NSW EPA as an Integrated Development application under S4.46 of the EP&A Act (the SEE advised it did not need to be) no amount of asbestos waste storage was specified in the DA and the application did not follow the requirements of approval set out in the EP&A Act and POEO Act for the storage of any waste material at the premises above thresholds for scheduled activities.



This Section 4.55 Modification Application addresses the requirement to permit asbestos storage (as shown on the approved plans) and to refer the application to the NSW EPA as integrated development.



4 Details of Proposal

4.1 Proposal

No new works are proposed for the development. There would be no demolition, construction, earthworks, or land clearing.

This application is to formalise the development consent to include asbestos storage, for the purpose of obtaining a licence for the storage of over 5 tonnes of asbestos. The limit to storage will be determined by the available space. Currently only two skip bins for asbestos storage are able to be accommodated onsite within the enclosed area. The amount of asbestos to be stored would be a maximum of 12 tonnes.

4.2 Licence requirement

The licence threshold for storage of special waste is outlined in Schedule 1, Section 42 of the Protection of the Environment Operations Act (PoEO Act).

- 42 Waste storage
- (3) The activity to which this clause applies is declared to be a scheduled activity if-

(a) more than the following amount of hazardous waste, restricted solid waste, liquid waste or special waste, other than waste tyres, is stored on the premises at any time—

(i) for a community recycling centre-12 tonnes,

(ii) for premises to which an environment protection licence does not otherwise apply, if the waste has been collected as part of a household chemical clean-out event—80 tonnes,

(iii) otherwise-5 tonnes, or

Special Waste is defined in Part 3 of the Schedule as:

special waste means any of the following-

...(b) asbestos waste,

Therefore, the relevant licensing requirement is for the storage of more than 5 tonnes of asbestos waste, being special waste, at any time.

Although the site is not primarily used for waste management, and is therefore not a waste management facility, a license may be granted to store waste above the relevant thresholds. Clarification of this matter was received by the NSW EPA on Wednesday 15 March 2023, and is attached as Appendix E.

4.3 Description of the Activity

Receival

Asbestos would be received from specialised collections.

Asbestos waste is transported to 19 Brunker Rd, Greenacre. It is pre-bagged or wrapped and sealed in accordance with the Safe Work NSW Code of Practice - *How To Safely Remove Asbestos*. Asbestos waste is contained within asbestos waste bags or 200µm thick polyurethane plastic. Waste is double bagged or double wrapped and sealed using a tape such as cloth tape or duct tape and marked with the label 'Danger Asbestos – Do not open or damage bag. Do not inhale dust'.

The skip bin is sealed and displays an asbestos warning signage. Where possible Allied Environmental Solutions uses a bin with lid and lock system. If this is not available, the bin is double lined with 200µm thick polyurethane plastic and the bin is sealed with tape after each load is placed into the bin.



Upon arrival, the sealed asbestos is unloaded by hand into the skip bin within the designated storage area. Each load of asbestos loaded into the skip bin is accompanied by a waste docket detailing where the waste originated.

Storage

Asbestos waste is contained in a manner that reduces the risk of tears or breakages occurring that may lead to asbestos exposure.

Bagged or wrapped asbestos will be stored within a skip bin located inside a designated fenced waste compound area and under an awning (in construction phase). The waste compound is lockable and an asbestos warning signage is visible on all entry points to the compound. The skip bin has a lid which is lockable preventing unauthorised access. The bin is also labelled as containing asbestos waste and lined with heavy duty plastic.

Removal

There are two methods of removal of asbestos waste from site.

1. Skip Bin Removal

In this method, the skip bin within the storage area is sealed ready for pick up by a transport company that holds a Waste Transport Licence to remove the asbestos. The bin must be labelled as containing asbestos waste. The waste transportation company collects the bin and replaces it with a new bin in the same location. In accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* Asbestos (N220) requires tacking when transported interstate. The waste load is accompanied by an EPA WasteLocate consignment if greater than 100kgs or 10m².

2. Allied Environmental Solutions Transfer and Transport

In this method, bagged, sealed asbestos waste is unloaded by hand from the skip bin and placed into an affiliated waste transportation vehicle. The waste load is covered, sealed and labelled as asbestos waste. The affiliated company, RMA Contracting Pty Ltd, has an EPA waste licence to transport Category 1 & 2 trackable waste licence. In accordance with the *Protection of the Environment Operations (Waste) Regulation 2014* Asbestos (N220) requires tacking when transported interstate. The waste load is accompanied by an EPA WasteLocate consignment if greater than 100kgs or 10m².

Materials are taken to a licensed asbestos facility, such as a landfill that is approved to accept asbestos waste or an approved asbestos recycling facility.

4.4 Record Keeping Requirements

Record keeping requirements have been taken from: *NSW EPA Asbestos and Waste Tyres Guidelines.*

4.4.1 Waste Transporter

The transporter of a load of Asbestos Waste must provide the following information to the EPA by using WasteLocate before the transportation of any load of Asbestos Waste:

- the type of Asbestos Waste in the load
- vehicle registration number of the vehicle driven by the transporter's registered driver for the specific consignment.

4.4.2 Occupier of a Premises

If the EPA Fixed Plate at an occupier's premises to which a load of Asbestos Waste is delivered is not scanned by the transporter of the Asbestos Waste (Unscanned Asbestos Load), the occupier must provide the EPA the following information in relation to the load:

a) the date and time of delivery of the load of Asbestos Waste



b) the vehicle registration number of the vehicle driven by or on behalf of the transporter for the specific consignment.

The occupier must provide this information to the EPA:

a) in writing using the form in Appendix 1 of the NSW EPA Asbestos and Waste Tyres Guidelines

b) within 7 days after the end of the month in which the load was received

c) via email to waste.operations@epa.nsw.gov.au or by post to EPA Waste Operations, PO Box A290, Sydney South, NSW 1232, unless authorised otherwise by an EPA authorised officer.



5 Statutory Framework

5.1 Modification of Consent

Section 4.55 of the Environmental Planning and Assessment Act 1979 outlines how a modification of a consent may be granted.

Although the modification could be determined under Section 1 as a correction of a *minor error, misdescription or miscalculation,* the application requires consultation with the EPA as an approval body. Hence, it would be best considered under Section 2:

A consent authority may grant a modification to a development under Section 2 if:

(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

- (c) it has notified the application in accordance with-
- (i) the regulations, if the regulations so require, or

(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

This development is substantially the same as the original application, as there is no change of use or large increase in asbestos throughput. Hence consent may be granted as a modification.

5.2 Matters for Consideration

In determining an application for modification of a consent, the consent authority must take into consideration such of the matters referred to in Section 4.15(1) of the Act as are of relevance to the development the subject of the application.

The following table provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act 1979.

Provisions	Where addressed
(i) any environmental planning instrument, and	Section 4.2
(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Planning Secretary has notified the consent authority that the making of	N/A

Table 1: EP&A Act Section 4.15



the proposed instrument has been deferred indefinitely or has not been approved), and	
(iii) any development control plan, and	Section 5.5
(iiia) any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and	N/A
(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph),	Section 5.3
(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	Section 6
(c) the suitability of the site for the development,	Section 2.4 and Section 7
(d) any submissions made in accordance with this Act or the regulations,	To be confirmed.
(e) the public interest.	To be confirmed.

5.3 Environmental Protection and Assessment Regulation

A development modification application is made in accordance with the requirements outlined in Section 98 of the EP&A Regulation 2021. Procedures and requirements of development applications are contained within the Regulation.

The content of a modification application is specified in Section 100, as shown in Table 2.

Table 2: Content of a Modification Application

Content	Where found in this document
(1) A modification application must contain the following information—	
(a) the name and address of the applicant,	Section 3.1
(b) a description of the development that will be carried out under the development consent,	Section 4



Content	Where found in this document
(c) the address and folio identifier of the land on which the development will be carried out,	Section 2.1
(d) a description of the modification to the development consent, including the name, number and date of plans that have changed, to enable the consent authority to compare the development with the development originally approved,	Section 3.4, Section 4.3 Appendices B and C
 (e) whether the modification is intended to— (i) merely correct a minor error, misdescription or miscalculation, or (ii) have another effect specified in the modification application, 	Section 5.1
(f) a description of the expected impacts of the modification,	Section 6
(g) an undertaking that the modified development will remain substantially the same as the development originally approved,	Section 5.1
(h) for a modification application that is accompanied by a biodiversity development assessment report—the biodiversity credits information,	N/A
(i) if the applicant is not the owner of the land—a statement that the owner consents to the making of the modification application,	Section 3.2 N/A
 (j) whether the modification application is being made to— (i) the Court under the Act, section 4.55, or (ii) the consent authority under the Act, section 4.56. 	Section 5.1
(2) Subsection (1)(i) does not apply if the consent of the owner is not required under section 98.	N/A
(3) If a modification application under the Act, section 4.55(1A) or (2) relates to BASIX development, or BASIX optional development if the development application was accompanied by a BASIX certificate, the application must be accompanied by—	N/A
(a) the BASIX certificate, or	
(b) a new BASIX certificate if the current BASIX certificate is no longer consistent with the development.	



5.4 State Environmental Planning Policies

Relevant State Environmental Planning Policies (SEPPs) are outlined and addressed in Table 3, below.

Table 3: SEPPs

SEPP	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021:	There would be no removal of vegetation and no disturbance of potential habitat. The site is not within potential kola habitat. The site in not in a drinking water catchment area. Therefore this SEPP does not apply
State Environmental Planning Policy (Planning Systems) 2021	The application is not for State or Regionally significant development Therefore this SEPP does not apply.
State Environmental Planning Policy (Resilience and Hazards) 2021	The site is not affected by coastal management areas. Storage of 5 tonnes of asbestos at any one time would not result in hazardous or offensive development. The site does not require remediation of land. Therefore this SEPP does not apply.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Although the site is adjacent to a classified road, the purpose of the development is not for a use listed in column 1 of Schedule 3 of the SEPP. Referral to TfNSW is therefore not required.

5.5 Development Control Plan

The development is for a minor amendment. There are no modifications to the site buildings or infrastructure and there is no change of use. Consistency with the CBDCP is addressed in Table 4.

Table 4: Canterbury Bankstown Development Control Plan 2023

DCP Requirement	Comment
Chapter 3- General Requirements	
3.1 Development Engineering Standards	There will be no changes to structures or drainage.



3.2 Parking	The drop off and pick up of asbestos does not require additional parking.
3.3 Waste Management Section 5 - Industrial Development	The site will be managed in accordance with the existing Waste Management Plan and contractual arrangement for bin collection. The storage of asbestos, as outlined in Section 4.3, provides an efficient and safe system for this type of waste. There would be no amenity impacts and no restriction to future uses as a result of waste management.
3.4 Sustainable Development	N/A - new developments only
3.5 Subdivision	N/A
3.4 Signs	N/A
3.5 Landscape	N/A
Chapter 9 – Industrial Precincts	
Section 1–Introduction C2 Light Industrial Precinct	There is no change to the use of the site, which is 'light' in nature and will not cause nuisance or affect the surrounding amenity.
Section 2–Building Form And Landscape 2.1 - 2.16	There is no change to the building form or landscape.
Section 3–Building Design 3.1 - 3.19	There is no change to the building form or design.
Section 4–Environmental Management Acoustic Privacy 4.1	The storage of materials in a skip bin is a silent activity. Loading and unloading will be from 6am to 6pm and is unlikely to generate noise that would affect residents located 330m away, at the opposite side of a main road.
Pollution Control 4.2	No pollutants would be emitted as materials would be double bagged and stored within sealed bins.
Section 5–Site Facilities Storage Areas 5.1 And 5.2	Asbestos is classified as special waste, not as hazardous materials or dangerous goods.



	Nevertheless, the handling of asbestos will comply with the requirements of WorkCover NSW.
Building Design (Utilities And Building Services) 5.3 - 5.6	There would be no changes to utilities and building services
Building Design (Substations) 5.7 - 5.9	There would be no change to substations
Front Fences 5.11 - 5.13	There would be no change to from fences

5.6 Local Environmental Plan

Consistency with the CBLEP is addressed in Table 5.

	Table 5: Canterbury	y-Bankstown	Local	Environmental	Plan	2023
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Control	Comments
Zoning	The site is located on land zoned IN2. The approved use as a depot is permissible in IN2 zoning.
Heritage	Not affected by heritage items or places
Acid Sulphate Soils	Not mapped as Acid Sulphate Soil or Potential Acid Sulphate Soil
Bush Fire Prone Land	Not mapped as Bush Fire Prone Land (see discussion under section 5.6.1)
Flood Mapping	<i>Is</i> affected by the 100 year ARI and PMF flood levels
ANEF	Not affected by airport noise exposure.
Biodiversity	Not affected by biodiversity mapping
Riparian Land and Watercourse	Not affected by Riparian land and watercourses.

5.6.1 Flood Prone Land

The site is within a flood planning area, affected by the 100 year and PMF flood levels, as shown in Figure 4.



Figure 4: Flood Planning Map



Source: CBC Maps

The storage of asbestos is in an area characterised by the Probable Maximum Flood levels. PMF is above the flood planning level and is reasonably resilient against climate change events. It is unlikely that flood water would cause bins to become buoyant. Bins are stored within a gated enclosure and would not migrate to other land parcels. Furthermore, bags are double lined and sealed and unlikely to take in waste.

Should flooding become a hazard, Allied Environmental Solutions would be able to:

- Move bins to a higher location or within the building; and/or
- Remove bins from the site; and/or
- Cease delivery of bins.

The quantity of storage is not such that would cause logistical problems in moving bins or ceasing deliveries.

Clause 5.21 of the LEP specifies the considerations for development on flood prone land, as outlined in Table 6.

Table 6: Flood Planning

Consideration	Comment
(a) the impact of the development on projected changes to flood behaviour as a result of climate change,	The storage of asbestos will not impact on flood behaviour as a result of climate change.



Consideration	Comment
(b) the intended design and scale of buildings resulting from the development,	N/A
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,	Considering that this modification is for drop off and pick up of materials only, evacuation is not relevant to this modification.
	managed by a site evacuation plan.
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	If the site is at risk of severe flooding, there is potential to temporarily remove bins and cease deliveries.



6 Environmental Assessment

6.1 Waste Management

Waste would be managed in accordance with the Safe Work NSW Code of Practice - *How To Safely Remove Asbestos* and the Safe Work NSW Code of Practice - *How to manage and control asbestos in the workplace.*

The quantity of materials would not exceed the capacity of the bin for storage at any time. Materials which cannot be safety stored onsite in accordance with Safe Work guidelines would not be accepted.

The waste compound area would be inspected on a regular basis to ensure all asbestos waste has been correctly loaded into the asbestos skip bin and that the bin is not overflowing, and the lid remains closable and lockable. The skip bin would be checked for adequate asbestos signage and that any waste within the bin remains in a bagged/wrapped state.

Asbestos waste would be contained within asbestos waste bags or 200µm thick polyurethane plastic. Waste would be double bagged or double wrapped and sealed using a tape such as duct tape. Waste would be contained in such a way that there is no risk of tears or breakages occurring leading to asbestos exposure.

The waste compound area is continually monitored using CCTV.

A record of each load of asbestos would be taken in accordance with EPA record keeping requirements.

6.2 Health Management and Staff Training

Health management includes monitoring of worker health if there are at risk of exposure to asbestos while carrying out asbestos-related work.

The need for health monitoring for workers at risk of exposure to asbestos should be determined on the basis of:

- the potential for exposure
- the frequency of potential exposure, and
- the duration of the work being undertaken.

At the subject site, there would be very limited potential for exposure to asbestos, due to the prior containment of asbestos materials within sealed bags.

Training of personnel would be suitable and adequate to the workplace and would include the following topics:

- purpose of the training;
- health risks of asbestos;
- types, uses and likely presence of asbestos in the workplace;
- the person conducting a business or undertaking (PCBU) and the workers' roles and responsibilities under the asbestos management plan;
- where the asbestos register is located, how it can be accessed and how to understand the information contained in it;
- processes and safe work procedures to be followed to prevent exposure, including exposure from any accidental release of airborne asbestos;
- where applicable, the correct use of PPE including respiratory protective equipment (RPE);



- the implementation of control measures and safe work methods to eliminate or minimise the risks associated with asbestos to limit the exposure to workers and other persons, for example the use of safe work practices for minor work that workers may carry out;
- exposure standard and control levels for asbestos; and
- purpose of any exposure monitoring or health monitoring that may occur.

Health monitoring and training would follow the guidelines contained in: *How to manage and control asbestos in the workplace.*

6.3 Air Quality and Odour

Potential sources of air pollutants include emissions from vehicle exhaust, movements of vehicles on road surfaces and handling of materials.

6.3.1 Vehicle emissions

Air pollution, including dust, odour and exhaust emissions, may occur as a result of heavy vehicles delivering and receiving waste from the site. All trafficable surfaces are hardstand, thus reducing the potential to generate dust. Vehicles would be subject to standard maintenance and are not expected to emit excessive pollution from exhaust or generate excessive dust.

6.3.2 Handling of materials

Handling of materials includes unloading and loading. Asbestos waste would remain double bagged and sealed at all times. Sealed bags would be unloaded and loaded by hand to avoid the perforation of the bag.

If bags arrive which are not in accordance with the Safe Work bagging and sealing protocol, the bags would not be handled, but would be returned with the driver to be managed by a licensed asbestos professional. Should bags accidentally open onsite, a licensed asbestos professional would be engaged to appropriately bag and seal the materials.

Due to the continuous containment of asbestos, no emissions to air are predicted or likely.

In accordance with How to manage and control asbestos in the workplace, the PCBU is required to:

- Identify hazards—for asbestos this means identifying asbestos and ACM at the workplace and recording it in the asbestos register When conducting asbestos-related work, a PCBU is also required to find out what else could cause harm.
- Assess risks, if necessary—for asbestos and ACM this means assessing the risk of exposure to airborne asbestos. A PCBU is also required to understand the nature of the harm that could be caused by other hazards, how serious the harm could be and the likelihood of it happening. This step may not be necessary if dealing with a known risk with known controls.
- Eliminate risks so far as is reasonably practicable.
- Control risks— if it is not reasonably practicable to eliminate the risk, implement the most effective control measures that are reasonably practicable in the circumstances in accordance with the hierarchy of control measures, and ensure they remain effective over time.
- Review control measures to ensure they are working as planned.

A risk analysis would be undertaken by Allied Environmental Solutions, although it should be noted that there are known risks with known controls in place that limit the exposure to asbestos as outlined in this SEE.

Staff at the site would be informed of the presence of asbestos and trained in the management of asbestos material if applicable.



6.3.3 Odour

The site is located in an industrial zone with the nearest sensitive receiver approximately 325m southeast.

Input materials are non-putrescible and sealed within a bag. No malodorous emissions are expected or likely.

6.4 Noise

Noise would be generated from the movement of trucks and the loading/unloading of skip bins. The facility is proposed to operate from 6am to 6pm, Monday to Friday.

The site is surrounded by industrial premises, with the nearest sensitive receptor being residences, approximately 340m distant (See Figure 5). Attenuation due to distance, vegetation and the interlying Hume Highway would result in significant reduction in noise audibility.

Figure 5: Distance from sensitive receptors



Source: E-planning Spatial Viewer 2023

6.4.1 Operational Noise

The loading and unloading of bins is likely to generate short periods of higher intensity noise, however due to the separation distances to sensitive receivers and high levels of background noise from nearby road uses, activities are not expected cause noise disturbance.

6.4.2 Traffic Noise

The site is located within 350m of the Hume Highway interchange. The industrial area is surrounded by arterial roads. Local residential streets would not be used for trucks entering and leaving in proximity to the site.

Noise would be generated by the loading and unloading of asbestos and by vehicle manoeuvring, and reversing beepers.



Traffic noise would be diminished by the large distance and the physical structures between the site and residences. It is not expected that noise from traffic or reversing beepers site would be audible at the nearest residential location.

If noise complaints are received, Allied Environmental Solutions would:

- Review loading and unloading practices to minimise noise generation; and
- Consider reducing the hours for delivery to 7am to 6pm.

6.4.3 Construction Noise

There are no proposed construction works.

6.5 Soil and Water

Buildings and site infrastructure are established under the existing development consent. There would be no disturbance of soil structures or surface water management networks.

Asbestos would not generate leachate unless exposed to stormwater. Storage of bagged asbestos would be within a sealed skip bin. Hence, no emissions to ground or water are expected or likely.

6.6 Amenity

The site is in an industrial area and is consistent in scale and use with nearby industries. No change to the visual appearance of the site is proposed. Regular maintenance of the site would ensure that the site is kept tidy.

6.7 Traffic

The Brunker Road is a main thoroughfare with two lanes of traffic in either direction. It is also a classified road.

The number of trucks entering and leaving the site would be approximately 1-2 deliveries per day and 1-2 pickups per week, which equates approximately 4 inbound and 4 outbound traffic movements for trucks.

Traffic movements would occur during the operating hours of 6am to 6pm.

Eight movements can be easily accommodated within the 12 hours of operation and would have negligible effect on road traffic on Brunker Rd and the surrounding network.

6.8 Ecology

The site is not within an ecologically sensitive area. No vegetation would be affected by the storage of asbestos. No impacts to matters of ecological significance are expected or likely.

6.9 Heritage

6.9.1 Indigenous heritage

The site is highly developed with no remnant of the former landscape. No disturbance of ground would occur. A search of the AHIMS website indicates that no Aboriginal sites or places are recorded at the location.

No heritage items or places would be disturbed by the storage activity.



6.9.2 Non-indigenous heritage

The proposal is not located near any other culturally significant places, buildings, landscapes or movable items that are likely to have heritage significance. The proposed activities would not impact non-indigenous heritage.



7 Summary and Conclusions

The location of the activity is suitable for use, being surrounded by an industrial area. The activity has a low footprint and is able to be supervised by existing staff at the approved depot for machinery and equipment storage. The activity will continue to operate in accordance with the existing conditions of consent.

Potential environmental impacts have been assessed in this Statement of Environmental Effects. It is concluded that, with the implementation of recommended mitigation measures, the activity would not cause significant impact to the site or surrounding environment.

The application is submitted to Council for assessment and is recommended for approval.



8 Summary of management measures

Table 7 summarises the management measures for each environmental issue described within the body of this report.

Environmental Potential Risks and Corresponding Mitigation Measures Issue Waste management measures include: Waste Management Materials which cannot be safety stored onsite would not be accepted. Materials would be managed in accordance with the Safe Work NSW Code of Practice - How To Safely Remove Asbestos and the Safe Work NSW Code of Practice - How to manage and control asbestos in the workplace. The waste compound area would be inspected on a regular basis to ensure all asbestos waste has been correctly • loaded into the asbestos skip bin and that the bin is not overflowing, and the lid remains closable and lockable. The skip bin would be checked for adequate asbestos signage and that any waste within the bin remains in a bagged/wrapped state. Asbestos waste would be contained within asbestos waste bags or 200µm thick polyurethane plastic. Waste would be double bagged or double wrapped and sealed using a tape such as duct tape. Waste would be contained in such a way that there is no risk of tears or breakages occurring leading to asbestos exposure. A licensed asbestos professional would be engaged to manage any incident that requires the direct handling of asbestos waste onsite. The waste compound area will be continually monitored using CCTV A record of each load of asbestos will be taken in accordance with EPA requirements. The site will operate in accordance with the Environment Protection Licence. Health monitoring and training would follow the guidelines contained in: How to manage and control asbestos in the Health Management workplace. and Staff Training

Table 7: Environmental Impact and management measure



Air Quality, Dust and	Air quality controls include:
Odour	 Asbestos would be bagged and sealed throughout the process of transfer and storage in accordance with the the Safe Work NSW Code of Practice - How To Safely Remove Asbestos and the Safe Work NSW Code of Practice - How to manage and control asbestos in the workplace.
	• The containment of materials within sealed bags, is a containment measure that controls the risk of asbestos inhalation.
	 Staff at at the site would be informed of the presence of asbestos onsite and trained in the handling of asbestos, as applicable.
	 A risk analysis would be undertaken by Allied Environmental Solutions, and reviewed for efficacy of measures employed.
Noise and Vibration	Noise is not expected to cause disturbance, however:
	 Noise complaints would be recorded in a register and reviewed by management for remedial action.
	The site operating hours would be adhered to.
Soil and water	The following controls would be implemented:
	Materials would be stored in a closed, sealed skip bin.
Amenity	To maintain appropriate levels of amenity:
	Materials would be stored within the designated area
	The site would be kept tidy.

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