

JRPP No.	Item 1 (2009WES 001)
DA No.	DA26/2010 – 79 Marshalls Lane, Blayney
Applicant:	Environmental Treatment Solutions Pty Ltd
Report By:	Senior Town Planner - Blayney Council

DA26/2010 – PROPOSED OPERATION OF A WASTE RESOURCE RECOVERY FACILITY – 79 MARSHALLS LANE, BLAYNEY

(Senior Town Planner)

RECOMMENDED:

1. That the Joint Regional Planning Panel grant consent to Development Application No. 26/2010 for the proposed operation of a waste resource recovery facility at 79 Marshalls Lane, Blayney, subject to the conditions contained in the attached Schedule “A”.

REPORT

Applicant: Environmental Treatment Solutions Pty Ltd
Owner: Furphys Pty Ltd
Application No: 26/2010
Zone: 2(v) Village or Urban
Date Received: 24th September 2009
Assessment No: 921-005-0000
Property: Lot 1 DP 881885 – 79 Marshalls Lane, Blayney
Proposed Development: Operation of a Waste Resource Recovery Facility

The application is seeking development consent for the operation of a waste resource recovery facility at 79 Marshalls Lane, Blayney.

The proposed development will consist of a resource recovery facility for packaged wastes generated by commercial and industrial business activities within New South Wales (NSW). The facility will have the capacity to sort, store, treat, process and reprocess Hazardous, Restricted Solid and Group A class waste streams.

Section 79C Assessment

(a)(i) the provisions of any environmental planning instrument

Environmental Planning and Assessment Act 1979

In determining the application the Panel must take into consideration the relevant matters under *Section 79C* of the *Environmental Planning and Assessment Act 1979*.

Under *Section 91* of the *Environmental Planning and Assessment Act 1979* the proposed development is Integrated Development and requires certain approvals in addition to development consent before it may be carried out.

Council issued development consent for the Establishment of a Resource Recovery and Waste Facility on the 21st September 2009. The application was approved as a staged development for the storage and processing of non Hazardous, Restricted and Group A waste streams and the demolition and refurbishment of the existing acid waste tanks and the existing warehouse.

Preliminary works preparing the site for operation under this consent have been undertaken. However, resource recovery and waste received has not yet commenced.

The approved development required an approval under the *Protection of the Environment Operations Act 1997*. Concurrence from the Department of Environment and Climate Change (DECC) was received.

State Environmental Planning Policies

State Environmental Planning Policy (SEPP) No. 33 Hazardous and Offensive Development applies to the state of NSW and the subject development application.

The proposed development is defined as a potentially hazardous industry under *SEPP No. 33 Hazardous and Offensive Development* and *Clause 13 matters for consideration by consent authorities* applies and is considered below.

(a) Circulars and guidelines published by the Department of Planning relating to hazardous and offensive development were considered throughout the submitted Environmental Impact Statement (EIS) and assessment of the application.

(b) The proposed development required an approval under the *Protection of the Environment Operations Act 1997*. Concurrence from the Department of Environment and Climate Change (DECC) was received.

(c) A Risk Screening Analysis was prepared by the applicant and submitted with the application, which was considered appropriate.

(d) The submitted EIS outlined feasible alternatives and a justification for the location of the proposed development, which was considered appropriate.

(e) The likely future use of the land surrounding the proposed development is Industrial use as indicated in the *Sub – Regional Rural and Industrial Land Use Strategy, July 2008* and *North Blayney Development Control Plan No. 1/96* applying to the land.

State Environmental Planning Policy (SEPP) No. 55 Remediation of Land applies to the state of NSW and the subject development application.

Due to the previous land use being an industrial galvanising plant the applicant submitted a Preliminary Contamination Investigation Report undertaken by *Envirowest Consulting Pty Ltd*. The investigation concluded that there were no contamination issues above the investigating *Environmental Protection Authority* thresholds for industrial and commercial land use. Recommendations were outlined within the Report to ensure removal of waste.

Regional Environmental Plans (REP)

As of 1st July 2009, regional environmental plans (REPs) are no longer part of the hierarchy of environmental planning instruments in NSW.

Local Environmental Plan (LEP)

The subject land is zoned 2(v) Village or Urban under the provisions of the *Blayney Local Environmental Plan 1998*.

The proposed resource recovery facility is permissible, subject to development consent of the Joint Regional Planning Panel in accordance with the provisions of the *Blayney Local Environmental Plan 1998*.

The objective of this zone is to promote development in existing towns and villages in a manner which is compatible with their urban function. The proposed development generally complies with the objective of the zone as the site is compatible with the surrounding commercial and industrial function of the area.

(a)(ii) the provisions of any draft environmental planning instrument

There are no known draft environmental planning instruments applicable to the subject land.

(a)(iii) any development control plans

The *North Blayney – Development Control Plan (DCP) No. 1/96* applies to the subject land.

The DCP divides the North Blayney Area into four sub – zones each of which has a different purpose and offers different opportunities and constraints to development. The site is located within sub – zone No. 4 Industrial and complies with the objectives and the following land use controls.

1. The proposed development is located more than 100 metres from sub – zone No.1 and from any occupied residential dwelling house.
2. The proposed facility will occupy the existing warehouse and transportable office building which was previously used as a galvanising plant. The submitted EIS has identified mitigation measures to reduce adverse affects on the local amenity.

3. The submitted EIS has identified mitigation measures to control all emissions, which is considered appropriate to minimise emissions from the proposed facility.

(a)(iv) any matters prescribed by the regulations

The proposed development is considered to be Designated Development under *Clause 32* of the *Environmental Planning and Assessment Regulations 2000* due to the proposed waste facility including substances classified in the Australian Dangerous Goods Code. The application was submitted with an EIS.

(b) the likely impacts of the development

Context & Setting

The site is located within the industrial area of Blayney. The previous land use was a galvanising plant established in March 1998 which ceased operation in July 2006. The surrounding land use is characterised by commercial and industrial use. The nearest dwelling house is approximately 400 metres south east of the site and the nearest residential area is approximately 1.0 kilometres south east of the site.

The site has an approximate area of 1.95 hectares and consists of an existing warehouse, transportable office building, a dam and three acid waste tanks surrounded by a security fence.

Visual Impact

The proposed development is seeking consent to occupy the existing storage warehouse and office building. As there are no proposed construction works and the existing footprint and façade of the buildings will remain unchanged the proposed development will have minimal visual impact on the surrounding landscape and streetscape.

Landscaping will be located along the northern and eastern boundaries of the site to enhance safety and security and to minimise the visual impact of the proposed development to Marshall and Gerty Street. A condition of consent will apply.

Access, Transport & Traffic

Access

All traffic movement to the site will enter via an existing access point off Marshalls Lane (via the Mid Western Highway), which is considered adequate and constructed to Council's standard. All traffic movement will exit via Gerty Street, which will require upgrading from the existing access gate to the kerb and gutter. A condition of consent will apply.

Transport & Traffic

Traffic movement is an essential part of the daily operations of the proposed facility. Waste is delivered to and collected from the site via truck loads and all other traffic movement will be via staff members travelling to and from work.

The submitted EIS outlined that two (2) incoming truck loads of waste per week is expected and at full capacity the facility is expected to send two (2) truck loads of waste off site per week, therefore, truck movements will not exceed four (4) movements per week. It is considered that the proposed transportation and traffic movements will have minimal impact on the volume of traffic and capacity surrounding the existing road system.

Parking

The proposed facility has an existing car parking area capable of accommodating for more than ten (10) cars. The EIS outlines that a maximum of six (6) staff members will be employed, therefore, providing adequate parking facilities for staff members and visitors. A condition of consent will apply.

Loading and Unloading

The proposed loading and unloading area is located on a sealed handstand area directly at the front of the existing warehouse. Due to the low volume of traffic movements it is not a requirement to seal the internal areas, however, should traffic volumes increase this requirement shall be re-addressed. A condition of consent will apply.

Public Domain

It is considered that the proposed development will not impact on the public domain in terms of public recreational opportunities, public spaces, pedestrian linkages and or accesses between developments, due to the location of the site within the industrial area of Blayney.

Utilities

The site is connected to existing services, including reticulated water and sewer, electricity and telecommunications.

Heritage

European Heritage

The site does not contain a Heritage Listed Item nor is located within a Heritage Conservation Area. The nearest Heritage Listed Item under the *Blayney Local Environmental Plan 1998* is approximately 1.0 kilometres south east of the site.

Aboriginal Heritage

There are no known items of Aboriginal Heritage located on the site.

Land Resources

The proposed development will not impact or affect productive agricultural land, mineral and extractive resources due to the location of the proposed development within the industrial area of Blayney and the previous land use being an industrial galvanising plant.

The proposed facility will involve the handling, processing and storage of liquids and solid waste streams, which has the potential for spills to occur and to impact on surrounding water courses. The submitted EIS has identified

mitigation measures to ensure that no release of waste products into the reticulated sewer system or surrounding water courses occurs.

Water

Reticulated sewer is connected to the site. No waste streams involved in the operations of the facility will be discharged to the sewer system; however, all toilets and showers are connected to the sewer system. A condition of consent will apply.

The proposed facility will involve the handling, processing and storage of liquids and solid waste streams, which has the potential for spills to occur and to impact on surrounding water courses. The submitted EIS has identified mitigation measures to ensure that no release of waste products into the reticulated sewer system or surrounding water courses occurs.

Drainage from the site washes large amounts of gravel into the kerb and gutter on Gerty Street constituting to a traffic hazard and blocking the drainage down the kerb and gutter. The applicant will be required to install control measures to prevent the flow of sediment to Gerty and Marshalls Lane. A condition of consent will apply.

Soils

Due to the previous land use being an industrial galvanising plant the applicant submitted a Preliminary Contamination Investigation Report undertaken by *Envirowest Consulting Pty Ltd*. The investigation concluded that there was limited evidence of heavy metal contamination in the soil resulting from the previous galvanising operations. There were no contamination issues above the investigating Environmental Protection Authority thresholds for industrial or commercial land use.

All storage and processing activities of waste will be confined to appropriately design bunded areas inside the existing warehouse, which will ensure that no potential contamination to the soil occurs.

Air & Microclimate

The submitted EIS states that *the proposed facility has limited potential for polluting existing air quality due to the nature of the operations to be undertaken*. The EIS identifies that the main source of potential impacts to air quality would be exhibited from the storage and processing of flammable substances which generates volatile organic compounds (VOC's). It is considered that operations involving the storage and processing of flammable substances has the potential to liberate air impurities, however, the EIS has identified mitigation measures to control emissions.

Flora & Fauna

A site inspection revealed that minimal flora and fauna is located on the site. It is considered unlikely that significant flora or fauna species are present due to the location of the proposed development within the industrial area of Blayney and the previous land use being an industrial galvanising plant.

Landscaping will be located along the northern and eastern boundaries of the site to enhance safety and security and to minimise the visual impact of the proposed development to Marshall and Gerty Street. A standard condition of consent will apply.

Waste

Waste is the predominant function of the proposed development. The facility processes to recover and process packaged Hazardous, Restricted and Group A waste streams. The total volumes of waste accepted annually on site are 750 tonne with no more than 200 tonne of waste stored on site at any one time.

The following activities are undertaken during the recovery and processing of waste streams.

Fixation / Solidification

Fixation by cement or another matrix is used to reduce the waste contaminants solubility and to limit the contact of contaminants. Solidification is used to convert sludge material into spadeable solid waste in order to facilitate easier handling, transport and processing capabilities.

Neutralisation

Neutralisation of packaged acids and alkalis using pH adjusters convert hazardous substances into less harmful solutions.

Separation

Separation of waste, namely oil waters can be achieved using emulsifiers and plant technology to separate the waste into various phases.

Distillation

Distillation is the method of separating mixtures based on differences in their volatilities in a boiling liquid mixture. The process of distillation will primarily be utilised for the cleaning of dirty solvents or the extraction of solvents from contaminated waste streams such as solvent based paints and resins. All distillation processing will be undertaken using a machine located in the north western end of the warehouse.

Decanting

Decanting is the principle processing method utilised at the facility as it is an essential component in all activities performed on site with the exception being waste storage. Decanting operations transfer smaller containers into large containers and is undertaken in the main processing area of the warehouse.

Storage

Storage is the main component of the proposed facility with wastes being stored throughout their life cycle at the waste facility. All storage areas are restricted to specific areas depending on each class of dangerous goods.

Energy

Council issued development consent for the establishment of a Resource Recovery and Waste Facility on the 21st September 2009. The existing building required upgrading to ensure compliance with the Building Code of Australia.

Noise and Vibration

The emission of negative noise and vibration from the proposed development is considered minimal. All activities associated with the proposed development will be undertaken in the existing warehouse except for daily traffic movements.

As such, all potential noise generated from the facility is expected to be minimal in respect to the surrounding commercial and industrial development.

Natural Hazards

No known natural hazards located on the site.

Technological Hazards

Due to the previous land use being an industrial galvanising plant the applicant submitted a Preliminary Contamination Investigation Report undertaken by *Envirowest Consulting Pty Ltd*. The investigation concluded that there were no contamination issues above the investigating *Environmental Protection Authority* thresholds for industrial and commercial land use. Recommendations were outlined within the Report to ensure removal of waste. Standard conditions of consent will apply.

The daily operations of the proposed facility will be capable of storing and processing dangerous and non dangerous goods that have both combustible and flammable properties. Due to the nature of these substances there is a potential for a fire hazard. A Fire Safety Study was submitted with the application and outlined all appropriate fire risks and mitigation measures.

State Environmental Planning Policy (SEPP) No. 33 Hazardous and Offensive Development applies to the state of NSW and the subject development application, which is outlined within the report under State Environmental Planning Policies.

Safety, Security & Crime Prevention

An existing security fence and gates is surrounding the site to prevent unauthorised access, minimises crime and ensure security and safety.

Information signs will be erected at the entrance of the site to inform visitors of potential hazards as per the requirements of Occupation, Health and Safety requirements.

Economic and Social Impact on the locality

The proposed development will provide Blayney and the Central Tablelands with a central location to dispose of Hazardous, Restricted, Solid and Group A Class packaged wastes.

In addition, the proposed development will provide social and economic benefits to the local community and local government area, via employment opportunities, reducing the amount of incompatible wastes being deposited into the Blayney landfill, local businesses benefiting from the facility and facilitating the enhancement of an existing building within the industrial area.

Negative economic and social impacts that may occur relate to potential environmental impact that may be generated by the proposed development.

Site Design and Internal Design

The site is located within the industrial area of Blayney and the surrounding land use is characterised by commercial and industrial use. Site design is considered appropriate due to the proposed development seeking consent to occupy the existing storage warehouse and office building which was previously used as a galvanising plant.

Internal design is considered appropriate with suitable storage and processing areas for all waste operations. Storage operations for all wastes will be located in the existing warehouse on erected pallet racking and dedicated dangerous good storage cabinets. All processing operations will be undertaken in the existing warehouse in designated areas. Refer to *Appendix A. Site & Facility Plan*.

The office building is located adjacent to the existing warehouse building and is equipped with a disabled access ramp. The existing warehouse contains a kitchenette and toilet facilities for staff members.

Construction

The proposed development does not involve any construction works due to the facility occupying the existing warehouse and transportable office building located on the site.

Cumulative Impact

It is considered unlikely that any cumulative impacts will be experienced as a result of the proposed development.

Suitability of the site for the development

Does the proposal fit in the locality?

The subject site is generally suitable for the proposed development, due to the previous land use being an industrial galvanising plant and the surrounding land use characterised by commercial and industrial use.

The site is connected to existing services, including reticulated water and sewer, electricity and telecommunications.

Are the site attributes conducive to development?

The proposed development is unlikely to affect valuable deposits of mineral, coal, petroleum and extractive materials, water resources or catchments. It is considered that the proposed development is unlikely to result in significant

effect on threatened species, populations or ecological communities or their habitats.

The site is not identified as being bush fire or flood prone. The site is not located in a Heritage Conservation Area and there are no Heritage Items on the subject site.

(c) any submissions made in accordance with the Act or the Regulations

The Development Application was advertised and notified on the 22nd October 2009 under *Section 79* of the *Environmental Planning and Assessment Act 1979*. No submissions were received.

(d) Public Interest

The public interest has been considered throughout the assessment of the application under *Section 79* of the *Environmental Planning and Assessment Act 1979* and that the Development Application will be determined by the Joint Regional Planning Panel.

CONCLUSION

Based on the matters outlined in this report the Joint Regional Planning Panel grant consent to Development Application No. 26/2010 for the proposed operation of a waste resource recovery facility at 79 Marshalls Lane, Blayney, subject to the conditions contained in the attached Schedule "A".

BUDGET IMPLICATIONS

Nil

POLICY CONSIDERATIONS

Nil

SCHEDULE "A"

CONDITIONS ISSUED WITH DEVELOPMENT APPLICATION NO. 26/2010

1. The determination shall be regarded as being in accordance with the particulars and endorsed plans set out and described in Development Application No. 26/2010 registered in Council's records as of 24th September 2009 except where varied by any or all of the following conditions. Any additional development not subject to this approval shall require the further consent.

Note: Any amplification or variation of use that would cause the development to be determined as designated development in accordance with the specifications of Schedule 3 of the *Environment Planning and Assessment Regulation 2000* shall not be undertaken unless otherwise consented to by separate application.

GENERAL

REASON: To satisfy amenity and the public interest.

2. Noise generation arising from the development shall not be greater than 5dBA above background L₉₀ levels when measured at the closes receptor.

3. That the hours of noise generation be restricted to:-

Monday to Friday	6am to 8pm
Saturday	8am to 6pm
Sunday and Public Holidays	Nil

4. That no product is to be stored outside the main building except as required during loading and unloading activities.

STATUTORY

REASON: To comply with statutory requirements.

5. That all Certificates issued in relation to the development are to be submitted to Council.

6. That the building be maintained in accordance with the requirements of the Building Code of Australia.

7. Prior to commencement of operations all works and development is to be inspected and approved by Council officers.

SITE MANAGEMENT

REASON: To comply with Council's development standards, safe vehicle movements and access and to meet the public interest requirements.

8. The vehicle parking area is to be delineated to indicate a minimum of 8 vehicle spaces and 1 visitor parking space of minimum dimension 5.5 metres in length and 3 metres in width.

9. An accessible parking space together with accessible paths complying with AS 1428 Parts 1 & 4 is to be maintained within curtilage of the office building.

10. Access ramps together with accessible paths complying with AS 1428 Parts 1 & 4 are to be maintained for access to the office building.

11. The office building is to be accessible in public areas.

ENVIRONMENTAL

REASON: To comply with Council's statutory requirements and to manage environmental issues.

12. That the development is operated and licensed at all times in accordance with the Environment Protection Licence – Protection of the Environment Operations Act 1997 Notice No: 1105089 (attached), as amended from time to time.

13. No trade waste materials are to be discharged to the sewer unless otherwise formally approved by Council.

CONSTRUCTION

REASON: To comply with Council's policy and requirements.

14. That any damage to Council's footpath, road or other land being restored in accordance with Council's specifications. Contact Council's Works & Services Department.

15. That no materials or machinery to be stored or stacked on Council's footpath, nature strip or roadway.

16. That there be no burning of waste material, felled trees or other material on the site.

FIRE SAFETY

REASON: To ensure that the fire safety and structural capacity are satisfactory to meet the needs of the development.

17. The development is not to operate unless all fire safety measures required by development consent 153/2009 for the subject property are installed and maintained in accordance with the terms of that consent except where approved by Blayney Shire Council.

ACCESS

REASON: To comply with Council's policy and requirements for the provision of access.

18. That a concrete layback gutter crossing and full width concrete driveway be installed at the exit of Gerty Street between gutter and property boundary to Council's specification be constructed at full cost to the applicant.

DRAINAGE

REASON: To comply with Council's requirements to ensure the site / building are adequately protected from storm water.

19. That the applicant install suitable stormwater measures to ensure that no soil / sediment makes its way to Gerty Street or Marshalls Lane.

20. That the dam should not be allowed to overflow into the stormwater system or the dam should be drained on site and filled.

LANDSCAPING

REASON: To comply with Council's policy for the provision of landscaping.

21. That a detailed landscaping plan be submitted for approval by Council and installed prior to the operation of all works.

ENVIRONMENTAL

REASON: To ensure public safety.

22. That the site must be cleaned up to ensure that all zinc alloy, fibrefrax and other waste material is removed from the yard area.

23. That all waste material in the treatment tanks and waste tanks must be removed to an appropriate waste facility or appropriately treated on site.

24. That the sump under the shed should be sealed or filled with sand or other inert material.

SECTION 94 CONTRIBUTIONS

REASON: To comply with Council's policy for a contribution towards headworks.

25. That the applicant contribute \$2,612.00 towards headworks. The amount applicable will be dependent upon the date on which payment is made and will be as per Council's adopted fees and charges for the financial year in which payment is made. The cost of the applicable headworks during the 2009/2010 financial year is as follows:-

BSC1	Blayney Streets	\$1,855.00
BSC7	Open Space	\$254.00
BSC10	Community Facilities	\$503.00

TOTAL	\$2,612.00
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26. Payment is to made prior to the operation of all works and the final inspection undertaken by Council officers.

PRE – COMMISSIONING

27. No later than two months prior to the commencement of commissioning of the proposed development, or within such further period as the Director General and Council may agree, the applicant shall submit for the approval of the Director General and Council documentation describing the following plans and systems. Commissioning shall not commence until approval has been given by the Director General and Council.

(a) Transport of Hazardous Materials

Arrangements covering the transport of hazardous material including details of routes to be used for the movement of vehicles carrying hazardous materials to or from the proposed development. The routes shall be selected in accordance with the Department of Planning 'Draft Route Selection' Guidelines. Suitable routes identified in the study shall be used except where departures are necessary for local deliveries or emergencies.

(b) Emergency Plan

A comprehensive Emergency Plan and detailed emergency procedure for the proposed development. This plan shall include detailed procedures for the safety of all people outside of the development who may be at risk from the development. The plan shall be in accordance with the Department of Planning' Hazardous Industry Planning Advisory Paper No. 1, 'Industry Emergency Planning Guidelines'.

(c) Safety Management System

A document setting out a comprehensive Safety Management System, covering all on – site operations and associated transport activities involving hazardous materials. The document shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring the adherence to the procedures. Records shall be kept on site and shall be available for inspection by the Director General and Council upon request. The Safety Management Systems shall be developed in accordance with the Department of Planning' Hazardous Industry Planning Advisory Paper No.9, 'Safety Management'.

PRE START UP

28. Pre – Start up Compliance Report

One month prior to the commencement of operation of the development, the Applicant shall submit to the Director General and Council, a report detailing compliance with condition 27, including:

- (a) dates of study/plans/system submission, approval, commencement of construction and commissioning;
- (b) actions taken or proposed to implement recommendations made in the studies/plans/systems; and
- (c) response to each requirement imposed by the Director General and Council under condition 32.

POST – START UP

29. Post Start up Compliance Report

Three months after the commencement of operation of the development, the applicant shall submit to the Director General and Council, a report verifying that:

- (a) transport routes specified under condition 27 are being allowed;
- (b) the Emergency Plan required under condition 27 is effectively in place and that at least one emergency exercise has been conducted; and

(c) the Safety Management System required under condition 27 has been fully implemented and that records required by the system are being kept.

ONGOING

30. Incident Report

Within 24 hours of any incident or potential incident with actual or potential significant off site impact on people or the biophysical environment, a report shall be supplied to the Department outlining the basic facts. A further detailed report shall be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. The report must be submitted to the Director General and Council no later than 14 days after the incident or potential incident.

The applicant shall maintain a register of accidents, incidents and potential incidents. The register shall be made available for inspection at any time by the independent Hazards Auditor, the Director General and Council.

31. Hazard Audit

Twelve months after the commencement of operations of the proposed development or within such further period as the Director General and Council may agree, the applicant shall carry out a comprehensive Hazard Audit of the proposed development and within one month of the audit submit a report to the Director General and Council.

The audit shall be carried out at the applicants expense by a duly qualified independent person or team approved by the Director General and Council prior to commencement of the audit. Further audits shall be carried out every three years or as determined by the Director General and Council and a report of each audit shall within a month of the audit be submitted to the Director General and Council. Hazard Audits shall be carried out in accordance with the Department of Planning' Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'.

The audit shall include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.

The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the applicant intends to defer the implementation of a recommendation, justification must be included.

32. Further Requirements

The applicant shall comply with all reasonable requirements of the Director General and Council in respect of the implementation of any measures arising from the reports submitted in respect of conditions 27 – 31 inclusive, within such time as the Director General and Council may agree, the applicant shall carry out comprehensive Hazard Audit or the proposed development and within one month of the audit submit a report to the Director General and Council.