



Joint Regional  
Planning Panels

## **SOUTHERN JOINT REGIONAL PLANNING PANEL**

### **Agenda and Business Paper**

**2013STH003**

### **Designated Development for Waste Management Facilities or Works (Recycling Facility)**

**To be held at 4pm  
Tuesday 18 June 2013**

**Shoalhaven City Council  
36 Bridge Road  
Nowra**

## **Southern Joint Regional Planning Panel Meeting**

### **AGENDA**

**18 June 2013**

#### **APOLOGIES**

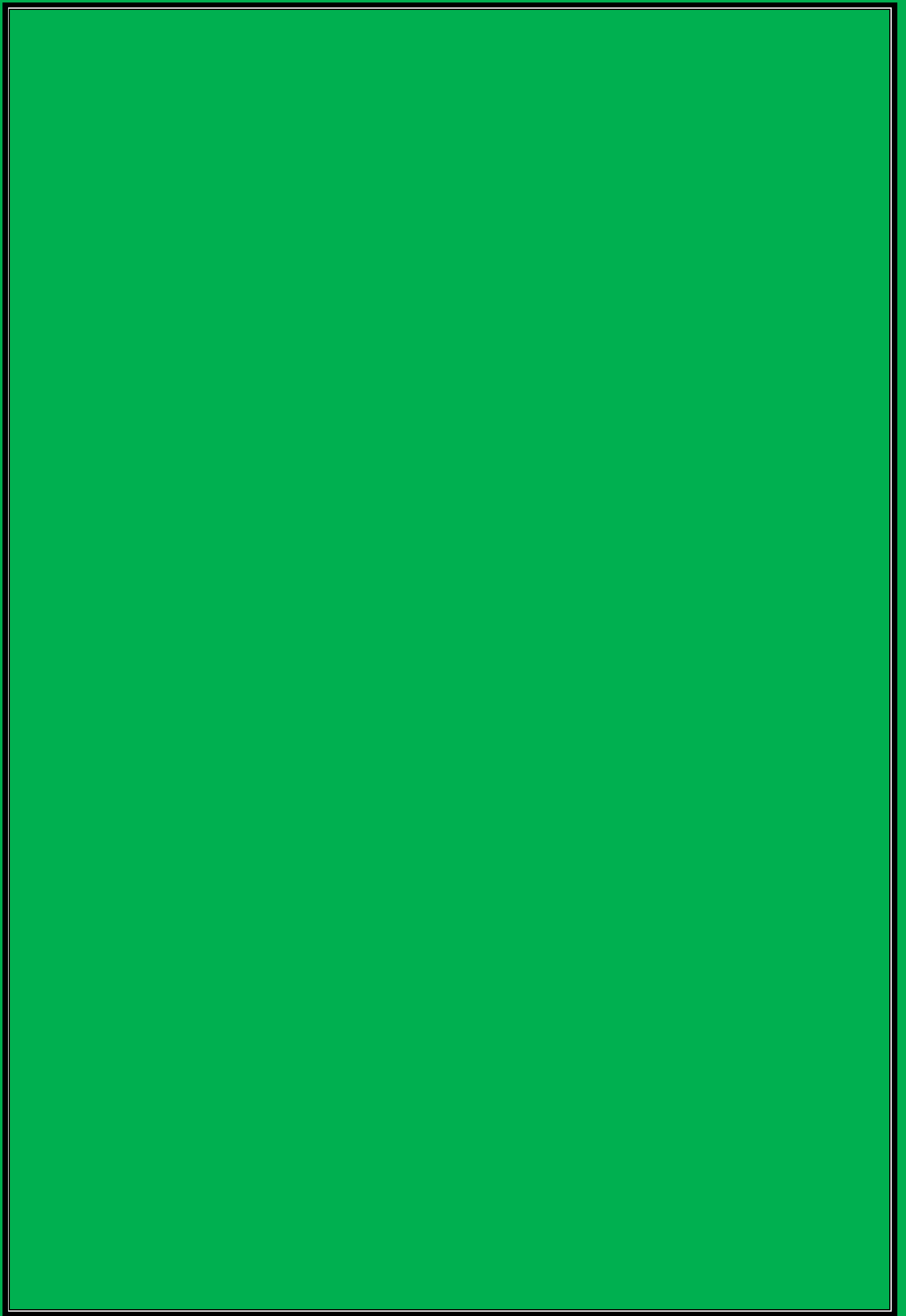
#### **DECLARATIONS OF INTEREST**

#### **BUSINESS ITEMS**

*The following development applications are referred to the Southern Joint Regional Planning Panel for determination.*

<b>Item No</b>	<b>Subject</b>
1.	2013STH003 – Goulburn Mulwaree Council – DA/0245/1213 - Designated Development for Waste Management Facilities or Works (Recycling Facility) – 54 Sinclair Street, Goulburn.
2.	2012STH015 – Shoalhaven City Council – RA12/1001 – Extension of area over the Shoalhaven River for sand dredging – Shoalhaven River; Burraga (Pig) Island.

# REPORT



JRPP No:	2013STH003
DEVELOPMENT APPLICATION No:	245/1213/DA
PROPOSED DEVELOPMENT:	Waste Management Facilities or Works (Recycling Facility)
LOCATION:	54 Sinclair Street, Goulburn
APPLICANT:	Endeavour Industries Goulburn Incorporated

### APPLICATION INFORMATION

Proposal: Establish a Waste Management Facilities or Works (Recycling Facility)

Description of Land: 54 Sinclair Street, Goulburn

Planning instrument: Goulburn Mulwaree LEP 2009 (Amendment No 3)

Zoning: B6 Enterprise Corridor

Site Area: 8,620m<sup>2</sup>

Owner: Denrith Pty Limited

Existing Use: Currently unused

Employment Value: The proposal will employ 14 permanent staff

### EXECUTIVE SUMMARY:

A Development Application (DA) was lodged with Goulburn Mulwaree Council (GMC) on 4 March 2013 for a proposed Waste Management Facilities or Works (Recycling Facility).

The application is designated development pursuant to Schedule 4A (8)(c) of *the Environmental Planning & Assessment Act 1979* (Planning Act). The application is within the Sydney Drinking Water Catchment and therefore the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* applies, requiring the concurrence of the Sydney Catchment Authority (SCA). The proposal was also referred to NSW Health and Roads & Maritime Services for their comments. The Southern Regional Planning Panel (Panel) is the consent authority.

On 13 March 2013, neighbour notification was extended to residents within 500m of the proposed site. A further neighbour notification was sent on 12 March 2013 advising of a five day extension to the exhibition period. The proposal was also advertised in the local paper. Two submissions were received during the public exhibition period. Both submissions support the proposal.

The proposal was referred to the May 2013 Planning Meeting of Goulburn Mulwaree Council. Council resolved:

*“That a submission be made to the Joint Regional Planning Panel (Southern Region) in relation to the establishment of a Waste Recycling Facility at 54 Sinclair Street, North Goulburn requesting the Panel to take into account all submissions and to ensure appropriate conditions for environmental safeguards are included in any approval that may issue”.*

The key planning aspects for consideration are site suitability, traffic and noise generation, air and water quality impacts.

This report considers the application under section 79(c) of the Planning Act and concludes that the development can be conditioned to incorporate suitable control measures to abate any potential nuisance.

It is therefore recommended that the application be approved subject to conditions of development consent.

## **LOCATION & SITE**

The proposed site is located on the corner of Sinclair and Common Streets, North Goulburn within the Goulburn Mulwaree Council Local Government Area and is described as Lot 1 in DP 700467.

The site is located approximately 200m from Sydney Road, which is a Roads & Maritime Services classified road. Council's water and sewer mains run along the West and South boundaries of the property. Whilst the road is sealed the road reserve does not have kerb and guttering or piped stormwater provisions.

The area is characterised by a variety of land uses including residential accommodation, commercial premises, industrial premises and Council's Waste Management Centre. The nearest occupied dwellings, unrelated to the development, are located opposite the property on Common Street.

There are a number of buildings located on the site including a brick office block and two metal clad sheds. There are no easements or Section 88 instruments recorded on the property title.

The site is not identified as bushfire prone Land. Nor is the land affected by flooding.

A Locality Map and Zone Map are included in Attachment 1 to this report.

## **PROPOSED PROJECT**

The proposal seeks to:

- Utilise part of the site to receive, sort, compact, temporary store and distribute by road approximately 8,000 tonnes per year of recyclable material from kerb side collection
- Construction of a new office and amenities building
- Construct of on site parking and manoeuvring areas for 9 cars and 3 rigid trucks
- Provide new fencing (i.e. 1.8m high black cyclone fence) along Sinclair and Common Street
- Provide landscaping along Sinclair Street
- Erect suitable business identification signage

The recyclable material comprises glass, paper, cardboard, plastics, steel and aluminium cans. No putrescible or liquid trade waste will be handled on site. It is estimated the operations will involve 24 rigid truck, 2 semi-trailers and 40 motor vehicles accessing the site per day. The facility is proposed to operate from 7am to 5pm, Monday to Friday (except for Public Holidays).

Six staff consisting of supervisors and office staff and eight disabled staff will be employed during operations therefore a total of fourteen permanent employees on site.

## **PROJECT JUSTIFICATION**

Endeavour Industries is a not for profit organisation who employ staff with mild disabilities to carry out recycling activities. The applicant has carried out kerb side collection of recyclable material in Goulburn for a number of years. The organisation was a contract with GMC to continue that service until 2017 with a possible 5 year extension. The organisation has out grown its current premises at 67 Oxley Street, Goulburn. The new facility will provide additional storage capacity for recyclable material and better facilities for its staff.

The DA is supported by an Environmental Impact Statement (EIS). Section 5.1 to 5.17 of the EIS (see pages 138 to 148) outlines the proponent's justification for the proposed development.

## **SUBMISSIONS**

The application was placed on public exhibition from 13 March 2013 to 15 April 2013 which included neighbour notification of properties within a 500 metres radius of the development site and advertisements in the local paper and on Council's website. In addition, the application was also referred to Sydney Catchment Authority, Roads & Maritime Services, NSW Health and the Goulburn Chamber of Commerce for comment.

Two submissions were received during the exhibition period in support of the proposal. Copies of these submissions have been provided under a separate cover for the Panel's consideration.

Submissions were also received from Sydney Catchment Authority, NSW Health and Roads & Maritime Services. Copies of these submissions and the applicant's response to the comments provided by NSW Health and Roads & Maritime Services are included in Attachment 2 to this report.

## **SECTION 79C ASSESSMENT SUMMARY**

The EIS has addressed the suitability of the site and likely impacts of the development. The following key issues for the proposed development are highlighted for the Panel's consideration:

- Site suitability
- Water quality and stormwater management
- Traffic and parking
- Air quality
- Noise
- Developer contributions
- Engineering standards
- Other matters

In relation to these issues a summary of the investigation work, state agency comment and control measures to minimize adverse impacts are discussed as follows:



(i) Site suitability

Council records suggest that approvals were issued in 1964 for training stables and a weighbridge in 1987. The shed to be occupied for recycling activities was used in the 1990's for storage of superphosphates (i.e. fertilizer). Superphosphate is not classified as a dangerous or hazardous substance. In the absence of any evidence suggesting the site may be contaminated it is suggested that the intended use of the property (i.e. commercial / industrial in nature) does not warrant further investigation.

The EIS has provided information relating to the suitability of the site for the intended use including a flora and fauna assessment, land contamination assessment, hazard and risk assessment, heritage assessment, Crime Prevention thru Environmental Design assessment, fire upgrade assessment, bushfire assessment etc.

The submitted information has been assessed by various Council staff. The draft consent (refer to Attachment 3 to this report) incorporated conditions relating to the need for a fire safety upgrade of the existing shed, security fencing / lighting and a precautionary approach when carrying out site works to ensure any uncovered Aboriginal artifacts are appropriately dealt with. A precautionary condition has also been included relating to any land contamination discovered during construction works.

(ii) Water quality and stormwater management

A Stormwater Management Study accompanies the EIS. The Study suggests that stormwater design and recommendations contained in the report satisfy the Neutral or Beneficial Effects requirement in the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*. The matter was referred to SCA for their concurrence. That concurrence was received 9 May 2013. The conditions required by SCA have been referenced in the draft consent and will be attached as a Schedule to any determination notice issued.

(iii) Traffic and Parking

The EIS concludes that the intersections and local roads are working well and have sufficient capacity to cope with the proposed development. The EIS also addresses the issue of on site parking. Based upon anecdotal evidence of the parking needs at the existing facility it is proposed to provide eight car parking spaces and one disabled space at the new facility. Spaces will also be provided for parking of larger vehicles. Council's Manager Engineering Services has assessed the submitted information and concurs with the findings of the EIS.

The matter was referred to Roads & Maritime Services for their comment. Their undated response was received by Council. The RMS suggest that it would not be unreasonable for Council to require the developer to carry out sight line improvement works at the intersection of Sydney Road and Common Street. Following consideration of a response from the applicant it is not Council's intention to require these works as conditions of development consent. It is suggested that such works should be completed by the relevant roads authority as a component of their maintenance program.

(iv) Air quality

An Air Quality Impact Assessment accompanies the EIS. The Assessment suggests that predicted results indicate that the proposed operations will comply with the Office of Environment and Heritage ambient air quality criteria at all surrounding sensitive receptors. The nearest occupied dwelling, unrelated to the development is located opposite the subject site in Common Street. The recommendations contained in Section 5.1 and 5.2 of the Air Quality Impact Assessment have been referenced in the draft consent notice. The matter was referred to NSW Health for their comment. Their response was received 2 April 2013. The conditions recommended by NSW Health which also relate to work health and safety and public health issues have been incorporated into the draft conditions of consent.

(v) Noise

An Environmental Noise Impact Assessment accompanies the EIS. The Assessment suggests that subject to the recommendations contained in the report the sound emitted from the development will not cause offensive noise as defined in the Protection of the Environment Operations Act 1997. The recommendations contained in Section 8 of the Environmental Noise Impact Assessment have been referenced in the draft consent notice. The recommendations relate to fencing of the northern boundary and general operational practices.

(vi) Developer Contributions

The draft consent requires the proponent to carry out certain direct works and pay contributions under Council's Section 94 and infrastructure Plans. A request has been received from the applicant requesting the contributions be waived given the material public benefit of the proposed development and not for profit organisation. The waiving of the requirements for direct works and / or payment of contributions is a matter for Goulburn Mulwaree Council to consider. The draft consent has been drafted requiring the above unless otherwise varied or waived by Council.

(vii) Engineering Standards

The proposed development has been assessed against Council's various policies and infrastructure plans. Conditions of consent requiring compliance with Council's engineering standards have been incorporated into the draft consent.

(viii) Other matters

Despite the contractual arrangement between Goulburn Mulwaree Council and the proponent a peer review of this assessment is not considered necessary given the absence of community concern and the level of state agency involvement in the assessment process.

In addition to the above, Section 3.1 of the EIS has addressed compliance with various planning instruments (i.e. local and state). No concerns are raised with respect to the assessment provided in the EIS.

A further assessment of the proposed development is included in Attachment 4 to this report.

## CONCLUSION



The site for the proposed development is approximately 100m from the Council's Waste Management Centre. The location of a resource recovery/recycling facility adjacent to the City's waste landfill site is consistent with a land use planning approach based on grouping similar or like activities. The facility may also assist with increasing recycling and diverting material from landfill as it is located immediately before vehicles enter the Waste Management Centre.

It is recommended that the application be approved on the following grounds:

- The application has satisfied all applicable planning controls and the development is considered appropriate for the proposed site.
- Exhibition of the proposed development has not raised any community concern.
- The quantity of non putrescible waste dealt with on site is unlikely to cause significant environmental concern.
- The concurrence of Sydney Catchment Authority has been obtained. No significant concern to the proposal has been raised by Roads and maritime Services, NSW Health or Goulburn Mulwaree Council.

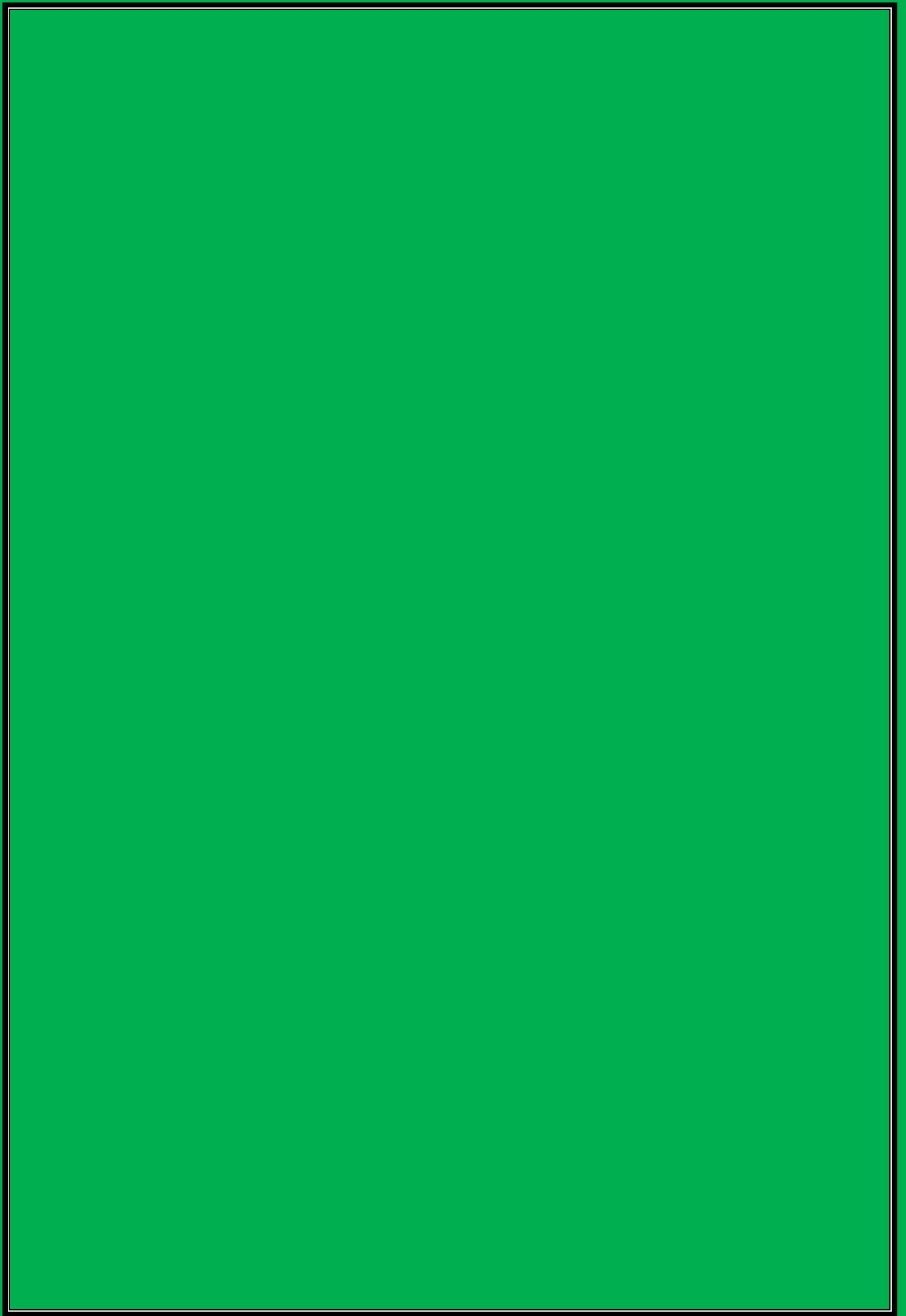
## RECOMMENDATION

That approval be granted to Development Application No. 245/1213/DA for a proposed Waste Management Facilities or Works (Recycling Facility) at 54 Sinclair Street, Goulburn, subject to conditions of consent.

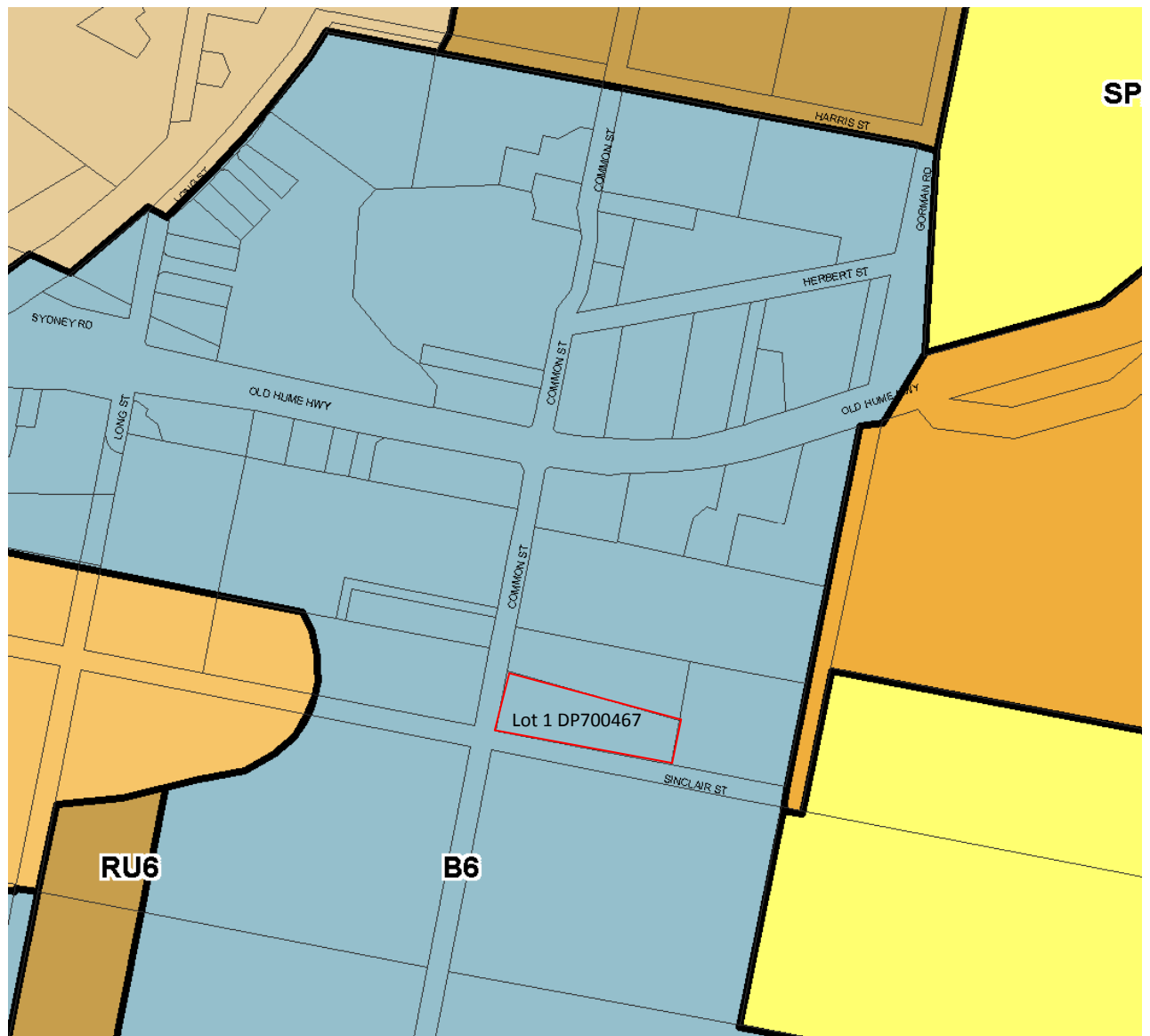
	
<b>Richard Davies</b> <b>Manager Development Control</b> <b>Goulburn Mulwaree Council</b>	<b>Chris Stewart</b> <b>Director Planning &amp; Community Services</b> <b>Goulburn Mulwaree Council</b>



# APPENDIX 1



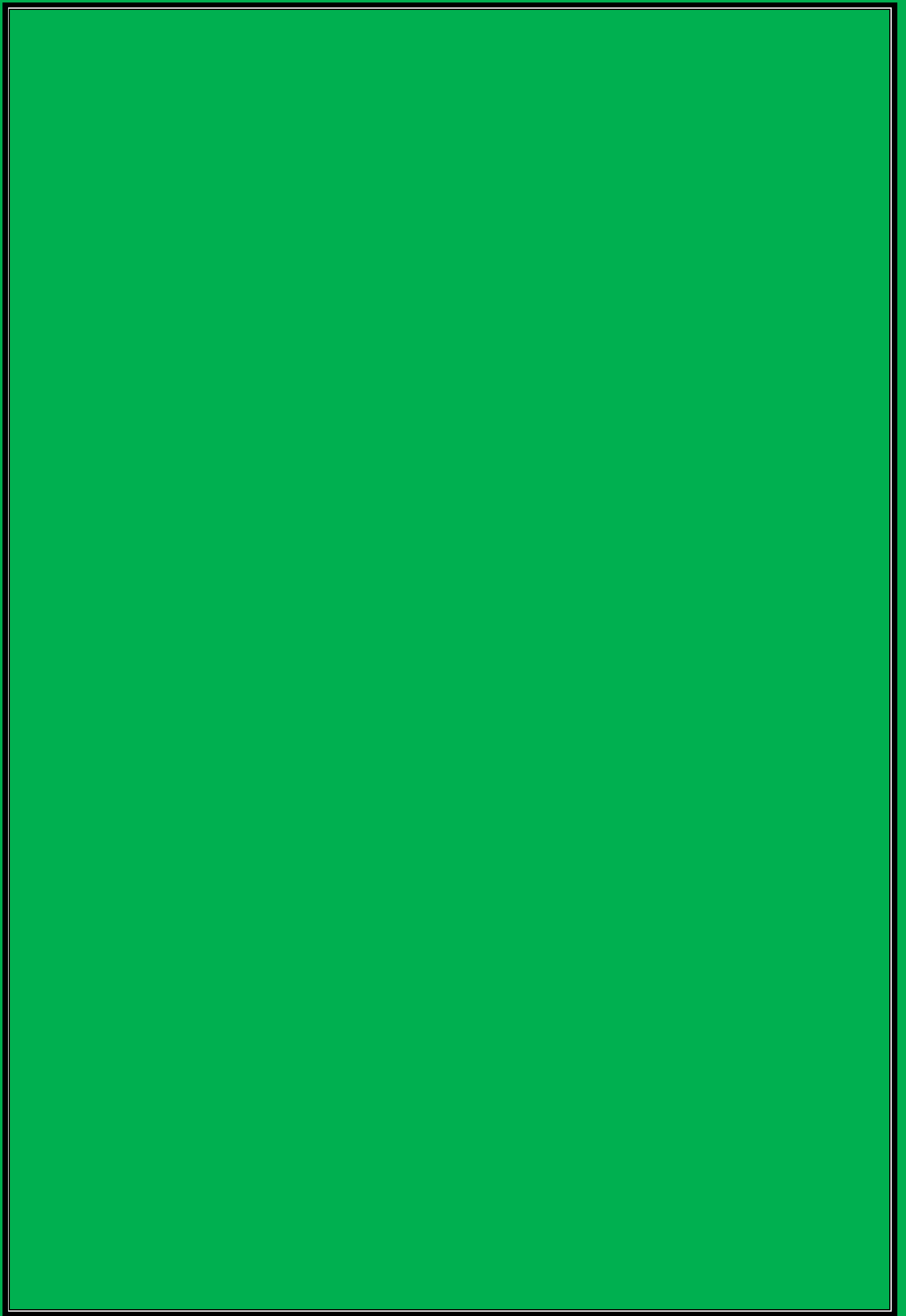
**Attachment 1:**







# APPENDIX 2



## Attachment 2:



PO Box 323 Penrith NSW 2750  
Level 4, 2-6 Station Street  
Penrith NSW 2750  
Tel (300) 722 468 Fax 02 4725 2599  
Email [info@sca.nsw.gov.au](mailto:info@sca.nsw.gov.au)  
Website [www.sca.nsw.gov.au](http://www.sca.nsw.gov.au)

Ref: 13040-a1  
Your Ref: DA/0245/1213

Chris Berry  
General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN 2580

Attention: Dianne James

Dear Mr Berry

**Subject: Sydney Drinking Water Catchment SEPP  
DA No DA/0245/1213; Lot 1 DP 700467; 54 Sinclair Street, Goulburn**

I refer to your letter received 11 March 2013 requesting the concurrence of the Chief Executive under Clause 11 of the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) with a proposal for a recycling facility.

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment, which forms part of Sydney's water supply.

The following documents have been considered by the SCA during the assessment of the proposal:

- Environmental Impact Statement 'Proposed Recycling Facility (Relocation of Existing Operations) Endeavour Industries Goulburn Inc. 54 Sinclair Street, Goulburn – Lot 1 DP 700467' prepared by Kingsdale Consulting Pty Ltd (dated February 2013).
- Endeavour Industries Goulburn Inc Proposed Recycling Facility 54 Sinclair Street, Goulburn Stormwater Report and Model, prepared by SOWDES Pty Ltd (dated 5<sup>th</sup> February 2013).
- A Stormwater Management Plan prepared by SOWDES Pty Ltd (dated 5<sup>th</sup> February 2013).
- A Soil and Water Management Plan prepared by SOWDES Pty Ltd (dated 5<sup>th</sup> February 2013).

Based on the SCA's site inspection and the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented. The Chief Executive would therefore concur with Council granting consent to the application subject to the following conditions being imposed:

### General

1. All works associated with the construction of the proposed recycling facility shall be undertaken and located as described in the Environmental Impact Statement 'Proposed Recycling Facility (Relocation of Existing Operations) Endeavour Industries Goulburn Inc. 54 Sinclair Street, Goulburn – Lot 1 DP 700467' prepared by Kingsdale Consulting Pty Ltd (dated February 2013). There shall be no variation without the prior agreement of the Sydney Catchment Authority.

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2. The recycling facility shall generally be operated and managed in accordance with details and procedures outlined in the Environmental Impact Statement 'Proposed Recycling Facility (Relocation of Existing Operations) Endeavour Industries Goulburn Inc. 54 Sinclair Street, Goulburn – Lot 1 DP 700467' prepared by Kingsdale Consulting Pty Ltd (dated February 2013).

*Reason for Conditions 1 to 2 - The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 (the SEPP) on this version of the development.*

### **Wastewater Management**

3. All domestic wastewater generated on the site shall be directed to Council's reticulated sewerage system.

*Reason for Condition 3 - To ensure that all wastewater generated on the site is disposed of to Council's sewerage system so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.*

### **Stormwater Management**

4. All stormwater management measures shall be implemented as shown on the Stormwater Management Plan prepared by SOWDES Pty Ltd (Reference 0021012SWM-1, dated 5<sup>th</sup> February 2013) or as elaborated or varied in the conditions below:
  - rainwater tanks with a minimum total capacity of 20,000 litres above any volume required for mains top-up shall be installed for the collection of roof runoff from both existing buildings
  - the rainwater tanks shall collect the runoff from at least 50% of the roof area of both the existing buildings
  - rainwater tank overflow from the recycling facility building shall be directed to the swale running along the southern boundary of the site
  - rainwater tank overflow from the existing shed and office complex building shall be directed via the stormwater drainage system to the bioretention system located to the west of the western car park
  - rainwater tanks shall, as a minimum, be plumbed to toilets, hot water and other areas for non-potable use including landscape irrigation
  - a pit insert shall be installed in the kerb inlet pit in the kerb along the northern boundary to capture any litter that may be transported by storm runoff
  - stormwater from the kerb inlet and surrounding hardstand areas shall be directed to a sediment basin with a minimum surface area of 40 square metres and a permanent pool volume of 20 cubic metres
  - stormwater from the sediment basin shall be directed to a bioretention basin with a minimum surface and filter area of 30 square metres, extended detention depth of 0.1 metres, filter depth of 0.2 metres and orthophosphate content of 40mg/kg
  - grassed swales with a minimum total length of 85 metres and a base width of 0.5 metres shall be constructed along the southern boundary
  - stormwater from the grassed swales shall be directed to a bioretention basin with a minimum surface and filter area of 30 square metres, extended detention depth of 0.2 metres, filter depth of 0.3 metres and orthophosphate content of 40mg/kg
  - the bioretention basin accepting the overflow from the rainwater tank attached to the existing shed and office complex and western car park shall have a minimum

surface and filter area of 30 square metres, extended detention depth of 0.15 metres, filter depth of 0.25 metres and orthophosphate content of 40mg/kg

- outlets from the bioretention basins shall be armoured to prevent scouring.
5. All stormwater management measures, being the gross pollutant traps, buffer strips, swales and the bioretention system, shall be protected by sediment and erosion control measures during any construction and post-construction phase until the ground surface is revegetated or stabilised.
  6. There shall be no variation to stormwater treatment and management without the prior agreement of the Sydney Catchment Authority.

*Reason for Conditions 4 to 6 - To maximise stormwater collection, treatment and reuse, and minimise the impact of runoff on receiving waters so as to ensure a sustainable neutral or beneficial effect on water quality over the longer term.*

### **Liquid and Spill Management**

7. A waterproof bund 100 mm in height shall be built inside the recycling facility.
8. The floor waste inlet inside the bunded area shall be directed to the sewer.
9. The existing fuel bowser on the site shall not be used for the dispensing of fuel.

*Reason for Conditions 7 to 9 – To ensure the storage and handling of all wastes and oils is undertaken in a manner that reduces the risk of spills and prevents pollution on the site, so as to ensure a sustainable neutral or beneficial impact on water quality over the longer term.*

### **Waste management**

10. The public access bins storing mixed recyclables, paper and cardboard shall be covered to prevent the rain accessing the waste.
11. The public access bins storing mixed recyclables, paper and cardboard shall be sorted in the recycling facility as soon as they are full.
12. All processed recyclable material shall be stored under cover before removal from the site.
13. The public access area shall be monitored to prevent unsuitable waste being left at the site.
14. There shall be no after-hours waste drop-off facilities.
15. Any waste that is not recyclable shall be placed in a waterproof bin. That bin shall be removed from the site each day and taken to a licensed landfill for disposal.
16. Before the daily closure the site, the site shall be inspected for litter. Any litter shall be gathered and stored in the appropriate bin.

*Reason for Conditions 10 to 16 – To ensure the storage and handling of all recyclable and non recyclable material is undertaken in a manner that reduces the risk of spills and prevents pollution on the site, so as to ensure a sustainable neutral or beneficial impact on water quality over the longer term.*

### **Operational Environmental Management Plan**

17. An Operational Environmental Management Plan (OEMP) shall be developed in consultation with the Sydney Catchment Authority prior to the commencement of operation of the facility. The OEMP shall detail, but not be limited to, the procedures, management responsibilities and reporting for the following:
  - the operation of the waste or resource transfer process

- the management of any leachate or other liquid waste collected inside the building
- emergency procedures for containment and spill management both inside and outside the building including an incident management plan
- the inspection, monitoring and maintenance of all stormwater management structures, including rainwater tanks, gross pollutant traps, stormwater pits and drainage network, swales, bioretention basins and armoured outlet structures
- the irrigation and maintenance of the landscaped and revegetated screening areas
- the management of potential contaminants and litter in the building and on the site.

*Reason for Condition 17 – To ensure the facility is appropriately managed so as to achieve a sustainable neutral or beneficial effect on water quality over the longer term.*

#### **Construction Activities**

18. A Soil and Water Management Plan (SWMP) shall be prepared by a person with knowledge and experience in the preparation of such plans for all works proposed as part of the development. The SWMP shall incorporate the elements of shown in the Soil and Water Management Plan prepared by SOWDES (Reference 0021012 ESC-1, dated 5<sup>th</sup> February 2013), and meet the requirements outlined in Chapter 2 of the NSW Landcom's 'Soils and Construction: Managing Urban Stormwater' (2004) manual - the 'Blue Book'. The Plan shall be to the satisfaction of Council.
19. Effective erosion and sediment controls shall be installed prior to any construction activity including earthworks associated with the construction of the recycling facility and related works. The controls shall prevent sediment or polluted water leaving the site or entering a drainage depression or stormwater drain, and shall be regularly maintained and retained until works have been completed and the ground surface has been stabilised or groundcover established.

*Reason for Conditions 18 and 19 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.*

Under Clause 11 of the SEPP, Council must provide the SCA with a copy of its determination of the application within 10 days of the determination.

If you wish to discuss this matter further please contact James Caddey on 4824 3401.

Yours sincerely



**MALCOLM HUGHES**  
**A/Senior Manager Sustainability**

9/5/13

Our Ref: STH12/00194/02  
Contact: Rachel Nicholson 4221 2769  
Your Ref: 245/1213/DA



Transport  
Roads & Maritime  
Services

The General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
Goulburn NSW 2580

Attention: Dianne James

**GOULBURN MULWAREE COUNCIL – DEVELOPMENT APPLICATION 245/1213/DA - LOT  
1 DP 700467, CNR COMMON STREET AND SINCLAIR STREET, GOULBURN,  
PROPOSED RECYCLING FACILITY**

Dear Sir/Madam

Reference is made to your letter dated 11 March 2013 regarding the subject development application forwarded to Roads and Maritime Services (RMS) for consideration.

RMS has reviewed the information provided and considers that, given the scale of operations at the site and that access to the site is from a local road, the proposed development is unlikely to have a significant impact on the classified road network. Therefore, RMS raises no objection to the development application in principle.

However, from a desktop assessment, RMS has existing concerns with the sight distance available at the junction of Common Street and Sydney Road (and other adjacent junctions on Sydney Road) during the warmer months of the year due to the deciduous vegetation in the median of Sydney Road. For some part of the year, it appears that the foliage of the lower branches may restrict sightlines for motorists turning from Common Street onto Sydney Road (and other side roads), to traffic approaching on Sydney Road. RMS considers that this could present a road safety risk for motorists during these months, particularly those turning right onto Sydney Road who may not have adequate sightlines to approaching traffic.

RMS normally requires developers to undertake the necessary works to provide Safe Intersection Sight Distance at accesses and/or junctions directly affected by the development, in accordance with Austroads *Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections* Table 3.2, in both directions, i.e. 181m in both directions for a design speed of 80km/h. This would involve the pruning of trees in the Sydney Road median (or removal of this vegetation) where sight distance is restricted.

In this instance, as many other developments and road users utilise the junction of Common Street and Sydney Road, it may not be reasonable to require the developer of the subject site to undertake these works.

Roads & Maritime Services

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520  
T 02 4221 2460 | F 02 4221 2777 | [www.rmservices.nsw.gov.au](http://www.rmservices.nsw.gov.au) |

In this regard, Council should be satisfied that a suitable vegetation management plan is in place (this may be an existing Council initiative) for the maintenance of vegetation in the median of Sydney Road in order to maintain safe intersection sight distance at the junction year-round.

Should Council deem it necessary for the developer to undertake the works, the following conditions should be included in the development consent:

- The developer shall undertake the necessary works to provide Safe Intersection Sight Distance at the junction of Common Street and Sydney Road in accordance with *Austrroads Guide to Road Design – Part 4a: Unsignalised and Signalised Intersections* Table 3.2, in both directions, i.e. 181m in both directions for a design speed of 80km/h. This would involve the pruning of trees in the Sydney Road median (or removal of this vegetation) where sight distance is restricted.
- The developer shall apply for, and obtain a Road Occupancy Licence (ROL) from the RMS Traffic Operations Unit (TOU) prior to commencing works that impact a travel lane of a State Road or impact the operation of traffic signals on any road. The application will require a Traffic Management Plan (TMP) to be prepared by a person who is certified to prepare Traffic Control Plans. Should the TMP require a reduction of the speed limit, a Speed Zone Authorisation will also be required from the TOU. The developer shall submit the ROL application 10 business days prior to commencing work. It should be noted that receiving an approval for the ROL within this 10 business day period is dependant upon RMS receiving an accurate and compliant TMP.

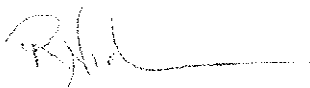
Conditions of development consent relating to road work, traffic control facilities and other structures on the classified road network contrary to those outlined above are unlikely to receive RMS consent under the Roads Act, 1993.

RMS highlights that in determining the application under Part 4 of the Environmental Planning and Assessment Act, 1979, it is the consent authority's responsibility to consider the environmental impacts of any road works which are ancillary to the development. This includes any works which form part of the proposal and/or any works which are deemed necessary to include as requirements in the conditions of development consent. Depending on the level of environmental assessment undertaken to date and nature of the works, the consent authority may require the developer to undertake further environmental assessment for any ancillary road works. Council should ensure that appropriate community consultation is undertaken if any trees require removal and have significant value to the community.

Upon Council's determination of this matter, it would be appreciated if Council could forward a copy of the Notice of Determination to RMS within the appellant period for advice and consideration.

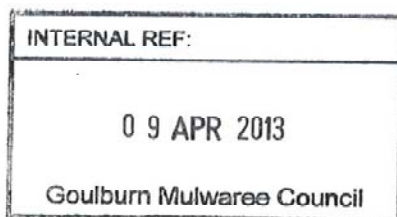
If you have any questions with regard to the above, please contact Rachel Nicholson on 4221 2769.

Yours faithfully



 Brian Lefoe  
Road Safety and Traffic Manager  
Network Management, Southern Region





2 April 2013

The General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN 2580

PUBLIC HEALTH  
Locked Bag 11  
GOULBURN NSW 2580  
Phone: (02) 4824 1842  
Fax: (02) 4824 1831

Dear Mr Berry

DA /0245/1213  
Proposed Resource Recovery Facility  
54 Sinclair Street, Goulburn

I refer to your letter dated 11 March 2013 regarding the proposed recycling facility. This office welcomes the proposed relocation of this facility to a more suitable site that should reduce public health impacts.

The Environmental Impact Statement and other supporting documentation have been examined, and based on the information provided, this office raises no objection to the proposed development. However I wish to make the following comments in relation to the proposal:

1. Putrescible waste must be stored in lidded containers and transferred to the landfill site daily;
2. The control of vermin and windblown litter should be strictly managed on site;
3. Where baled recycled materials are to be stored on site for prolonged periods, consideration should be given to covering the bales to prevent stormwater infiltration;
4. Any asbestos materials identified must be handled, stored and disposed of in a manner acceptable to the EPA;
5. Suitable equipment for the safe handling of sharps should be available, and sharps deposited in an approved sharps container, and disposed of in a manner acceptable to the EPA;
6. Hand washing and shower facilities should be provided and be readily accessible to all staff. Staff should be encouraged to wash and dry their hands before meal breaks, and before leaving the site at the end of shift;
7. As part of the Work Health & Safety Plan, consider requiring staff to change out of work clothing before leaving the site;
8. Staff should also be offered vaccination as part of the Work Health and Safety Plan. The Public Health Unit can provide guidance on developing an appropriate Immunisation Policy;

Should you have any further inquiries regarding this matter, please contact Warren Matthews, Environmental Health Officer, telephone 02 4824 1842.

Yours sincerely

A handwritten signature in black ink, appearing to read "Warren Matthews".

Warren Matthews  
Environmental Health Officer  
Public Health Unit

Public Health Unit  
Covering Murrumbidgee and Southern Local Health Districts  
PO Box 3095 Albury NSW 2640  
Tel 02 6080 8900 Fax 02 6080 8999



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TYNAN  
TYRES

Thursday, 14 March 2013

Ms Amber Calvert  
Administrative Support Officer  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

Dear Ms Calvert,

Re: DA / 0245 / 1213

Thank you for the opportunity of comment as per your correspondence of 6th March 2013.

We have no objections and wish the Applicant well with the project.

Kindly,

MICHAEL T. TYNAN, OAM, QM  
MANAGING DIRECTOR

Jaskarto Pty Ltd



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P O Box 539  
GOULBURN NSW 2580

The General Manager  
Goulburn Mulwaree Council  
Locked Bag 22  
GOULBURN NSW 2580

Attention: Dianne James

RE: DA/245/1213  
Endeavour Industries Goulburn Inc.  
Designated Development - Proposed Recycling Facility  
Lot 1 DP 700467 - Cnr. Common Street and Sinclair Street, Goulburn

Dear Dianne

I refer to your letter dated 18 April 2013 regarding the above development and enclosing a copy of submissions received during the public exhibition period and Government Agency submissions.

The following comments are submitted in respect to the submissions received:

- (i) Roads and Maritime Services – dated 2 April 2013:

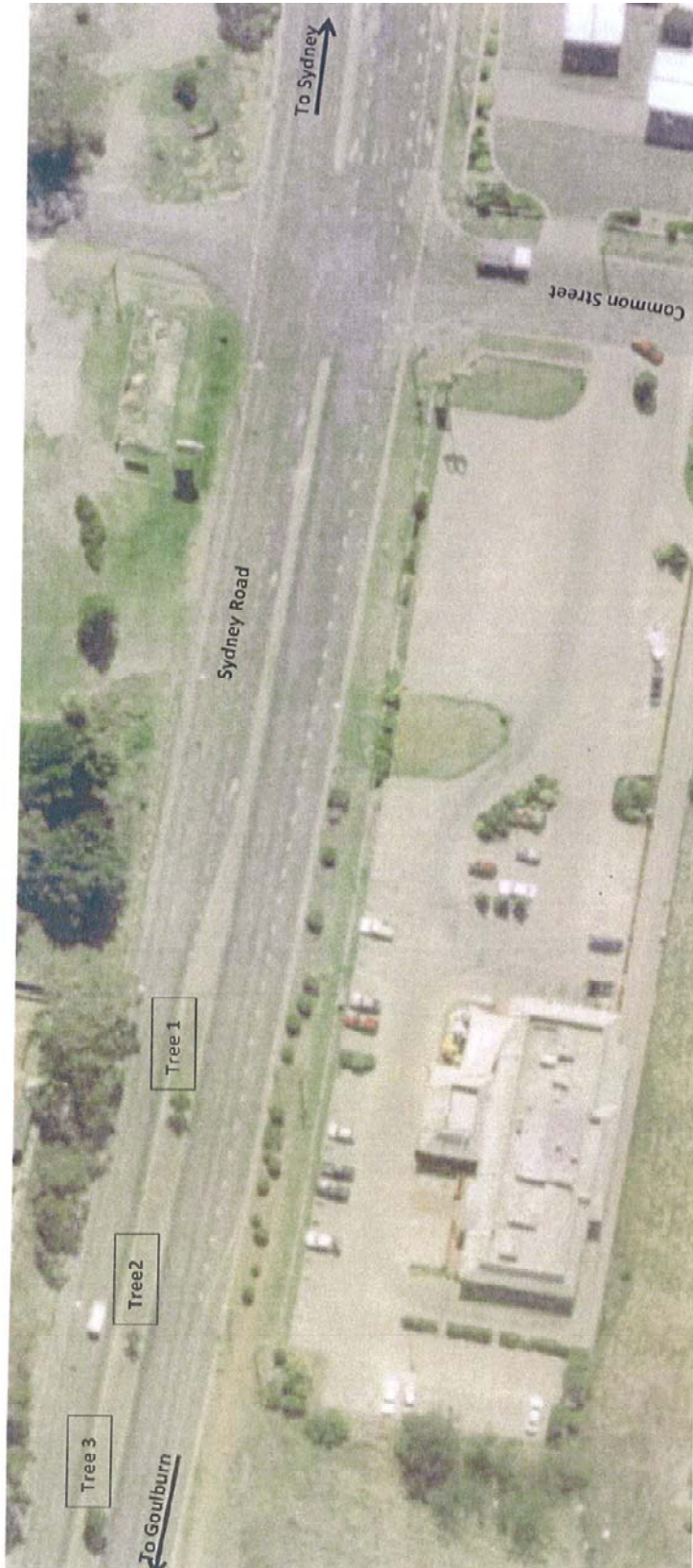
It is noted that the submission is based upon a “desktop assessment” which has inherent limitations and particularly includes the following statement:

“... during the warmer months of the year due to the deciduous vegetation in the median of Sydney Road. For some part of the year, it appears that the foliage of the lower branches may restrict sightlines for motorists turning from Common Street onto Sydney Road (and other side roads), to traffic approaching on Sydney Road. RMS considers that this could present a road safety risk for motorists during these months, particularly those turning right onto Sydney Road who may not have adequate sightlines to approaching traffic.”

There are only three (3) deciduous trees located to the west of the intersection as shown on the following plan:

Goulburn Mulwaree Council  
Date Received: 23/4/13  
Signature: [Signature]  
1





SYDNEY ROAD / COMMON STREET INTERSECTION  
(Map Source: LPI Six Maps)

Photographs of Tree1, Tree 2 and Tree 3 are shown below:



**Photo 1 - Trees 1, 2 and 3 – West of Common Street**



**Photo 2 - Tree 1**





**Photo 3 - Tree 2**



**Photo 4 - Tree 3**

An inspection of the intersection on the 21 April 2013 show that there are three (3) deciduous trees located to the west of the intersection which do not affect the sightline of approaching traffic on Sydney Road.

The lower branches of these three trees have been removed to a height greater than a sedan vehicle as shown in the photographs 2, 3 and 4 above.

The sight distance towards the west of the Sydney Road / Common Street intersection extends to the Long Street intersection as shown in Photo 1 above and the map on page 6 and is approx. 400m long.

The sight distance to the east of the intersection is not affected by vegetation as shown in the photograph below:



**Photo 5 - Sydney Road - View East of Common Street Intersection**





Sydney Road Sight Distance West from Common Street  
(Map Source: LPI Six Maps)



It is submitted that there is adequate sight distance at the Sydney Road / Common Street intersection and there is no requirement for any works to be undertaken and no justification for the imposition of the suggested consent conditions from RMS.

Maintenance of the median trees within Goulburn and at the Sydney Road / Common Street intersection is a responsibility of Council and not Endeavour Industries Goulburn Inc.

It is noted that RMS advises that it “raises no objection to the development application in principle” and “as many other developments and road users utilise the junction of Common Street and Sydney Road, it may not be reasonable to require the developer of the subject site to undertake these works.”

As detailed above, an inspection of the intersection indicates there is no work required to improve sightlines at this intersection.

(ii) NSW Public Health Unit – dated 2 April 2013

It is noted that the NSW Public Health Unit “welcomes the proposed relocation of this facility” and “raises no objection to the proposed development.”

The following undertakings are provided by Endeavour Industries Goulburn Inc. in respect to the particular comments made:

1. Any putrescible waste will be stored in lidded containers and transferred to the landfill site daily.  
It should be noted that putrescible waste will not be accepted at this recycling facility and the only putrescible waste expected on site will be that inadvertently included with recycling materials.
2. The control of vermin and windblown litter will be strictly managed on site.

The EIS included the following statements in respect to these issues:

*Litter:*

*A litter inspection and removal program will be established for the site. The site will be inspected at the end of each operating day and litter removed as required. Lids/tarps will cover bins at all times when not in use. Bin lids will be regularly inspected to ensure they are not damaged and vehicles depositing and collecting recyclables from the facility will be covered where possible.*

*Vermin:*

*Poor quality housekeeping, uncovered bins / storage areas and litter are major factors in attracting vermin at transfer stations. Regular cleaning*

*should minimise vermin. If vermin problems arise, a pest control program will be implemented.*

3. Where baled recycled materials are stored on site for prolonged periods, the bales will be covered to prevent stormwater infiltration.
4. Any asbestos materials identified on site will be handled, stored and disposed of in a manner acceptable to the EPA.

The EIS included the following statement in respect to asbestos:

*Asbestos:*

*Asbestos will not be received at this facility. However, in the event that asbestos and in particular friable asbestos products that pose health risks are received, removal, transport and disposal will be handled appropriately. The disposal of waste asbestos, whether of industrial origin or domestic origin, is controlled by the EPA.*

5. Suitable equipment for the safe handling of sharps will be available on site with sharps to be deposited in an approved sharps container and disposed of in a manner acceptable to the EPA.
6. Hand washing and shower facilities will be provided on site to be readily available to all staff who will be encouraged to wash and dry their hands before meal breaks and before leaving the site at the end of a shift.
7. As part of the regular review of the Work Health and Safety Management Plan, consideration will be given to requiring staff to change out of work clothing before leaving the site.
8. As part of the regular review of the Work Health and Safety Management Plan and in consultation with the NSW Public Health Unit, staff will be offered appropriate vaccinations.

- (iii) The two letters from the public indicating no objection to the proposed development are appreciated and noted.

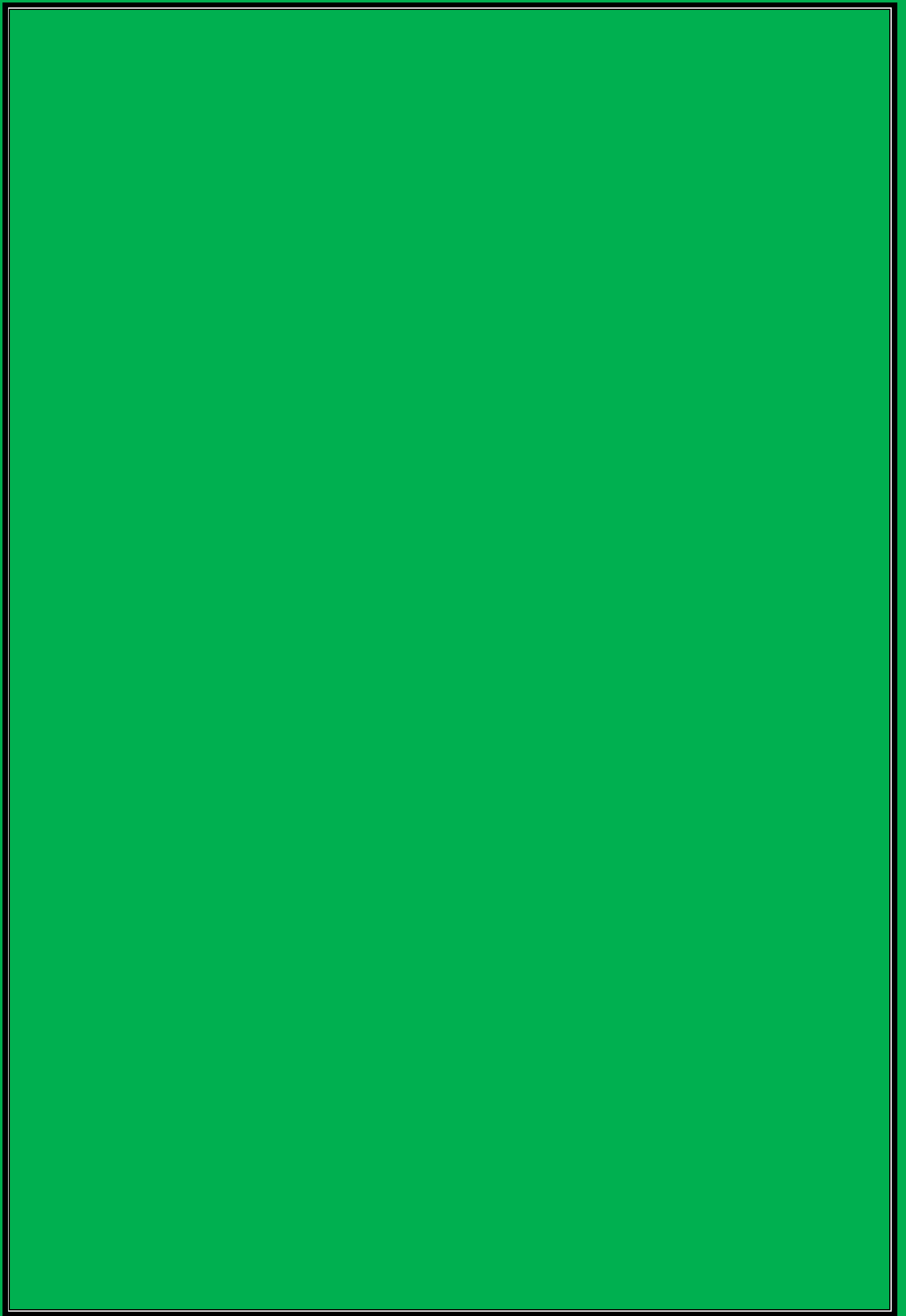
Please contact me on 0428 483 558 or at [robansue@bigpond.net.au](mailto:robansue@bigpond.net.au) if you require any additional information or clarification.

Yours sincerely



Robert Mowle  
DIRECTOR  
21 April 2013

# APPENDIX 3



### Attachment 3:

CONTACT: DEVELOPMENT CONTROL

(insert date)

Endeavour Industries Goulburn Incorporated  
Mrs Margaret Cunningham  
C/- Kingsdale Consulting  
P O Box 539  
GOULBURN NSW 2580

#### **NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION**

Issued under Section 81(1)(a) of the *Environmental Planning and Assessment Act 1979*.

Development Application Number	245/1213/DA
Land to be Developed	Lot 1 DP 700467 54 Sinclair Street, GOULBURN
Proposed Development	Change of Use of Existing Building to establish a Waste Management Facilities or Works (Recycling Facility)
Determination	(insert date)
Consent granted subject to conditions in the <b>attached schedule</b>	
Consent to operate from	(insert date)
Consent to lapse on	[Click <a href="#">here</a> and type LAPSE DATE (5 YEARS FROM DET)]
<b>Other Approvals</b>	
Section 78A(5) EP&AA Act	Approval to carry out Water, Sewer and Stormwater works
Section 138 Roads Act 1993	Approval for construction of kerb and guttering, footway crossing and stormwater provisions
Integrated Development	N/A
Concurrence	Granted by Sydney Catchment Authority

**NOTE: PRIOR TO THE COMMENCEMENT OF ANY WORK A CONSTRUCTION CERTIFICATE IS TO BE ISSUED BY COUNCIL OR AN ACCREDITED CERTIFIER.**

Yours faithfully

**DIANNE JAMES**  
**SENIOR BUILDING SURVEYOR**

### **SCHEDULE OF CONDITIONS**

#### **PART 1. GENERAL CONDITIONS**

1. The development is to be carried out generally in accordance with the plans and details submitted with the application except where varied by the following conditions of consent. The development consent incorporates the plans and documents stamped and detailed below:
  - Statement of Environmental Effects prepared by Kingsdale Consulting Pty Ltd dated February 2013
  - Stormwater Report and Model prepared by Sowdes Pty Ltd dated 5 February 2013
  - On-site Stormwater Report and Model prepared by Sowdes Pty Ltd dated 5 February 2013
  - Soil and Water management Plan prepared by Sowdes Pty Ltd dated 5 February 2013
  - Stormwater Management Plan prepared by Sowdes Pty Ltd dated 5 February 2013
  - Environmental Noise Impact Assessment prepared by Day Design Pty Ltd dated 26 February 2013
  - Air Quality Impact assessment prepared by SLR Consulting Pty Ltd dated 14 February 2013

In the event of any inconsistency between conditions of this approval and the plans and documentation referred to above, the conditions of this approval prevail.

**ADVISING** - No advertising signs are approved as part of this Development Consent. Any signs not complying with Council's Exempt Development provisions will require separate development consent.

2. Consent is granted to utilise part of the site to receive, sort, compact, temporary store and distribute by road approximately 8,000 tonnes per year of recyclable material from kerb side collection in Goulburn Mulwaree Shire. Any significant intensification of this quantity or type of activity carried out on site will require the separate approval of Council.

**ADVISING** - The recyclable material comprises glass, paper, cardboard, plastics, steel and aluminium cans. No putrescible or liquid trade waste will be handled on site

#### **PART 2. PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**

3. Plans and specifications demonstrating compliance with the Building Code of Australia are to be submitted with the application for a Construction Certificate for any proposed building work.

**ADVISING** - If council is the nominated Principal Certifying Authority (PCA), the builder or applicant is to ensure compliance with the following Codes and Standards and parts of the Building Code of Australia. Plans, details and specifications, which show compliance with the Building Code of Australia, are to be submitted with the application for a Construction Certificate.

- F2.5 - Doors to sanitary compartments
- F2.3 - Sanitary Facilities.
- F2.4 - Facilities for people with a disability
- D2.13 & D2.16 - Stairs & Balustrades
- Section C of the BCA - Fire Resistance
- Section D of the BCA - Access and Egress and Access for People with a Disability
- Section E of the BCA - Services and Equipment. If the proposed office and the existing shed are considered as one building for BCA compliance it will be necessary to provide Fire Hydrant and Fire Hose Reel coverage to the proposed office together with the provision of emergency lighting. To be considered as separate building it will be necessary to provide Fire Resistant Construction in accordance with Section C of the BCA to both buildings.
- Section J of the BCA - Energy Efficiency. A report showing compliance with all parts of this section is to be provided with the application for a Construction Certificate.
- AS 1288 - Glazing Materials
- AS 3660.1 - Termites
- AS 1668 - Mechanical Ventilation

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

4. Pursuant to Clause 93 of the *Environmental Planning and Assessment Regulation 2000*, the existing metal building shall have the following fire safety provisions incorporated into it. Details which have been approved by Council are to be submitted with the application for a Construction Certificate.
- Portable fire extinguisher/s containing an extinguishing agent suitable for the risk being protected and fire blanket must be installed in the building in accordance with Australian Standard 2444 - Portable Fire Extinguishers - Selection and Location, as required by E1.6 of the Building Code of Australia.
  - The exit doors in the existing metal building shall satisfy the requirements of D2.20 and D2.21 of the Building Code of Australia.
  - Exit paths of travel are to comply with Section D of the Building Code of Australia 2013.
  - Exit signs must be installed and upgraded in the building and maintained as required by E4.5 and E4.6 of the Building Code of Australia 2013.
  - Fire Hose Reels are to be maintained and comply with Section E of the Building Code of Australia 2013.
5. Plans and specifications submitted with a Construction Certificate Application are to show compliance with the relevant conditions of this Consent. A document shall be submitted with the Construction Certificate Application outlining the conditions contained within this Consent notice and detailing how these conditions have been satisfied.
6. Hydraulic Engineers details of the stormwater drainage provisions, water service including backflow prevention and fire service which have been approved by Council shall be submitted with the application for a Construction Certificate.
7. Water Supply  
A water service is already provided to the site. If a larger service is required Council will provide a quotation upon application.
8. Stormwater  
The stormwater system shall be carried out in accordance with the Sydney Catchment Authority's letter dated 9 May 2013 and the Sowdes Stormwater Management Plan. Works shall include:
- Two rainwater tanks with capacity of 20,000 L each
  - Three bioretention basins
  - Sedimentation basin
  - Grassed swale
- Contrary to the proposed Management Plan, the works shall not include gabion rock mattresses across the footway. Rather, discharge shall be made to the required stormwater pipe in the road reserve. Fencing of the sedimentation basin shall be in accordance with Council's standards.
- Kerb and Gutter  
In accordance with Goulburn Mulwaree Section 94 Development Contributions Plan 2009 the site's frontages of Sinclair Street and Common Street shall have kerb and gutter installed, inclusive of pavement and sealing up from the existing sealed roads to the gutter, unless otherwise varied or waived by Goulburn Mulwaree Council.
- Stormwater Pipe  
In accordance with Goulburn Mulwaree Section 94 Development Contributions Plan 2009, the existing piped stormwater adjacent to 53 Common Street shall be extended for the full frontage of Common Street and Sinclair Street, unless otherwise varied or waived by Goulburn Mulwaree Council.
9. Access provisions  
Footway  
The footway areas along the frontages of the site shall be appropriately graded and grassed.
- Footway Crossings  
Heavy duty concrete footway crossings are required for the entry and exit in Sinclair Street. The existing crossings may be retained if their profile is to standard and they are altered to match the required kerb and gutter. The footway crossing in Common Street shall be sealed.

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

### *Driveways and Parking Areas*

The internal driveways and parking areas shall be constructed in accordance with Council document "Standards for Driveways and Carparks".

10. A schedule of proposed colours and materials is to be submitted with the application for a Construction Certificate.
11. A detailed landscaping plan is to be submitted with the application for a Construction Certificate. This plan is to indicate species, height and location of plantings.

### **ADVISING -**

Council's Landscape Planner can provide a list of suitable plant species upon request.

12. Section 94 Development Contributions

In accordance with the provision of s80A(1) and s94 of the Environmental Planning and Assessment Act 1979 contributions are required toward the provision of community facilities and infrastructure in accordance with the Goulburn Mulwaree Section 94 Development Contributions Plan 2009. The contributions are to be paid prior to the release of the Construction Certificate unless otherwise varied or waived by Goulburn Mulwaree Council.

### **ADVISING**

The current contributions (2012/2013) under the Section 94 Development Contributions Plan 2009 are as follows:

#### **Common Street Precinct**

Roads and Traffic: estimated 71 trips per day @ \$163 \$11,573

#### **Administration Costs**

Administration per unit, dwelling, lot \$58

**TOTAL:** **\$11,631**

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

13. Amplification Charges

In accordance with the provisions of s94 *Environmental Planning and Assessment Act 1979* and s64 *Local Government Act 1993* and s306 *Water Management Act 2000* for Water and Sewerage contributions are required toward the provision of community facilities and infrastructure in accordance with the Goulburn Mulwaree Infrastructure Contribution Plans. The contributions are to be paid prior to the release of the Construction Certificate unless otherwise varied or waived by Goulburn Mulwaree Council.

### **ADVISING**

The current contributions for the 2012/2013 financial year are as follows:

#### City-Wide Infrastructure requirements

Stormwater: 1 equivalent lot (DCP applicable) \$296

#### DCP requirements

Stormwater Drainage: additional 180 sqm impervious @ \$7.43 \$1,337

**TOTAL** **\$1,633**

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

The development has been assessed as having no impact on the pre-existing demand / load on the water supply and sewerage systems respectively therefore there are no development contributions required for these items.

Stormwater contributions are based on the proponent's calculations of an additional 180sqm of impervious area.

14. Structural Engineers details of the footings, floor slab and structural components of the building must be submitted to the Principal Certifying Authority prior to the issue of a Construction Certificate.



### PART 3. PRIOR TO COMMENCEMENT OF BUILDING WORK

15. Nominate a Principal Certifying Authority (PCA) and the PCA is to notify the consent authority and Council of their appointment, two (2) days prior to commencing work.

#### ADVISING

##### *Dial Before You Dig*

Underground assets may exist in the vicinity of your development. In the interests of health and safety and in order to protect damage to third party assets, please contact Dial Before You Dig at [www.1100.com.au](http://www.1100.com.au) or telephone on 1100 before excavating or erecting structures (this is the law in New South Wales). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig Service, modification of the Development Consent (or a new Development Application) may be necessary. Individuals owe owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property by contacting the Dial Before You Dig service in advance of any construction or planning activities.

##### *Telecommunications Act 1997 (Commonwealth)*

Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and its assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact Telstra's Network Integrity Team on 1800 810 443.

16. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.
17. A sign is to be erected on the development site, which shows the Builder's name and contact details and the Principal Certifying Authority for the development.
18. Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land as follows:
- Divert uncontaminated run-off around cleared or disturbed areas, and
  - Erect a silt fence to prevent debris escaping into drainage systems or waterways, and
  - Prevent tracking of sediment by vehicles onto roads, and
  - Stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.

### PART 4. DURING CONSTRUCTION

19. All building work must be carried out in accordance with the provisions of the Building Code of Australia.

#### ADVISING

If council is the nominated Principal Certifying Authority, Council requires the following extra stages of construction to be inspected. Forty-eight (48) hours notice is required prior to these inspections.

- Steel reinforcing before pouring of concrete slab.
- Framework before cladding or lining is fixed.
- Sealing of the wet areas before wall linings are fixed and before floor and wall tiling is fixed.

20. Access

The driveway and car park must be constructed in accordance with Council document "Standards for Access Driveways and Parking Areas".

Heavy vehicular footway crossings are to be constructed in accordance with Council's drawings SD-R06 and SD-R08 in terms of profile and configuration. It is the applicant's responsibility to ensure:

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

- All traffic control measures are to be installed and maintained in accordance with AS1742.3 and the Roads and Traffic Authority Manual – 'Traffic Control at Worksites';
- Public liability insurance to the value of \$20 million specific to the footway and workers compensation insurance is maintained for the duration of the works; and
- Sufficient Public liability insurance and workers compensation insurance is maintained for the duration of the works; and
- Whether the proposed works affects any Public Utility Authority installation. The following Authorities should be consulted:
  - Dial Before You Dig Ph.: 1100 (for telephone, gas, electricity)
  - Council Ph (02)4823 4417 (for water and sewer location diagrams).

### ADVISING

Vehicular footway crossings are that section of a driveway between the roadway and the property boundary.

An inspection must be carried out prior to pouring the concrete and after all excavation is complete, and formwork and reinforcement in position. Inspections shall be booked at Customer Service and at least 48 hours notice is to be given of readiness for inspection.

The current charge at 2012/2013 Financial year is \$185 per crossing.

Council retains the right to alter, repair, or in extreme cases, remove and replace any work for which approval has not been obtained, or that has not been carried out in accordance with these conditions. The work would be undertaken at the owner's full costs, recoverable in accordance with Section 218 of the Roads Act 1993.

21. Lighting is required to provide security to the facility. Any external lighting is not to adversely impact adjacent properties by way of excessive light. The intensity of the lighting should be able to be redirected if excessive to adjacent properties.
22. In accordance with Section 109E(3) of the Environmental Planning and Assessment Act and Clause 162A of the Regulations the following Mandatory, Critical Stage Inspections need to be carried out by the Principal Certifying Authority (PCA)

Forty-eight (48) hours notice is required prior to these inspections.

  - In the case of a class 2, 3, 4, 5, 6, 7, 8 or 9 building, after the commencement of the excavation for, and before the placement of, the first footing;
  - Prior to covering any stormwater drainage connections; and
  - After the building work has been completed and prior to any Occupation Certificate being issued in relation to the building.

### ADVISING

The Stormwater and external sewer inspections can be linked as one (1) inspection when Council is the PCA.

23. That all construction work shall be carried out only between the hours of 7.00am and 6.00pm Mondays to Fridays inclusive and on Saturdays between 7.00am and 1.00pm if inaudible on residential premises, otherwise 8.00am to 1.00pm.

No construction work shall take place on Sundays or Public Holidays. A written application shall be made to the Council if a variation of these hours is required. The application shall indicate the reasons for the variation. The Council shall, if it so desires, grant any variation in writing.
24. Activities occurring at the site must be carried out in a manner that will minimise emissions of dust from the premises. Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, must be covered at all times, except during loading and unloading.
25. To preserve and enhance the natural environment, all soil erosion and sediment control measures must be inspected following each storm event and any necessary maintenance work shall be undertaken to ensure their continued proper operation. Sediment shall be removed from soil erosion and sediment

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

control measures when no more than forty percent (40%) capacity has been reached and appropriately disposed of. These measures shall continue in proper operation until all development activities have been completed and the site is fully stabilised.

26. Building materials must NOT be placed or stored on the road or footpath.
27. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them being dangerous to life or property in accordance with WorkCover requirements. It will necessary to ensure that the excavation is not within the zone of influence on the footings of buildings on the adjoining properties.
28. In the erection or demolition of a building, if the soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided and adequate provision for drainage must be made. Approval is required for any retaining walls over 600mm in height or within 900mm over the boundary.
29. The applicant or developer will be required to pay the full cost of restoration to the kerb and gutter, concrete footpath and/or street trees, should any damage occur during construction.
30. Subterranean termite control is to be provided to the building in accordance with the Building Code of Australia. This shall include the permanent fixing to the building of a durable notice in a prominent location such as the meter box or the like, which indicates the following:
  - The method of protection; and
  - The date of installation of the system; and
  - Where a chemical barrier is used, its life expectancy as listed on the National Registration Authority label; and
  - The installer's or manufacturer's recommendations for the scope and frequency of future inspections for termite activity.
31. In accordance with the *Plumbing and Drainage Act 2011*, a plumbing and drainage *Notice of Work (NoW)* must be completed and returned to Council for its records, no later than 2 business days before the work concerned is carried out. The *Notice of Work* is to identify what plumbing and drainage work is carried out by a particular plumber/drainage. On completion of the plumbing and drainage work and prior to Council's Final Inspection of the plumbing and drainage work, the plumber/drainage is to submit to Council a *Certificate of Compliance (CoC)* and a *Sewer Service Diagram*.

### ADVISING

The *Notice of Work (NoW)*, *Certificate of Compliance (CoC)* and *Sewer Service Diagram* forms are available from Council's website.

**NOTE:** Council as the Water and Sewer Authority must still carry out the required inspections of the plumbing and drainage. The *Certificate of Compliance* does not replace Council inspections.

32. The following stages of construction are to be inspected by Council as the Water and Sewer Authority.  
Forty-eight (48) hours notice is required prior to these inspections.
  - Plumbing and Drainage before backfilling.
  - Pressure testing of waterpipes within the building prior to fixing of linings.
  - Final inspection of water plumbing and sewer drainage.

### ADVISING

Inspections fees must be paid prior to commencing any plumbing and drainage work. If Council is not the nominated Principal Certifying Authority (PCA) it will be necessary to pay plumbing and drainage fees.

33. All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 43.5 degrees Celsius in accordance with AS 3500 and the temperature is to be controlled by a thermostatic mixing valve.
34. If any previously undetected Aboriginal site or relic is uncovered or unearthed during any activity, work at that location must cease immediately and advice on appropriate action be obtained from the Pejar Local Aboriginal Land Council in conjunction with NSW Department of Environment, Climate Change and Water.

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

35. The top level of the sewerage service yard gully shall be located a minimum of 150mm below the lowest fixture level and a minimum of 75mm above ground level.

Where it is not practicable to locate the top of the yard gully 150mm below the lowest fixture level or 75mm above the surrounding ground level then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

### PART 5. PRIOR TO OCCUPATION

36. An Occupation Certificate must be obtained from the Principal Certifying Authority and a copy submitted to Council prior to commencement of occupation or use of the whole or any part of a new building, an altered portion of, or an extension to an existing building.
37. A final inspection of water plumbing and sewer drainage must be conducted by Council as the Water and Sewer Authority. Only after advice that the final water and sewer inspection has been completed in a satisfactory manner may an Occupation Certificate be issued.
38. A Certificate of Compliance (CoC) and a Sewer Service Diagram prepared by the plumber(s) who submitted the Notice of Work must be issued to Council prior to issue of the Occupation Certificate.
39. A street number is to be displayed on the site so that it may be readily seen from the road. The number shall be in place at the time of final inspection of the building.

#### ADVISING

To comply with this requirement the applicant may choose to include an additional house number which is painted on the kerb. The applicant shall ensure that the contractor engaged to do the work has been authorised by Council and that the work is completed in accordance with Goulburn Mulwaree Council's Policy 4.4.2 *Painting of House Numbers on Kerbs* adopted June 2007.

40. Where requested a works as executed drawing of all water plumbing, sewer drainage and stormwater drainage work shall be submitted to the Council at final inspection stage.
41. Prior to the issue of an Occupation Certificate it will be necessary to submit to the Principal Certifying Authority, a Fire Safety Certificate in respect of the fire safety measures installed within the building.

A Fire Safety Certificate is to state, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated:

- That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so, and
- That, as at the date of the assessment, the measure was found to be capable of performing to a standard not less than that required by the schedule to the relevant approval.

#### ADVISING

Matters requiring attention and consideration if Council is the nominated Principal Certifying Authority;

Portable fire extinguisher/s containing an extinguishing agent suitable for the risk being protected must be installed in the building in accordance with Australian Standard 2444 - Portable Fire Extinguishers - Selection and Location, as required by E1.6 of the *Building Code of Australia*.

An emergency lighting system must be installed within the building as required by E4.2 of the *Building Code of Australia*.

Exit signs must be installed in the building as required by E4.5 and E4.6 of the *Building Code of Australia*.

The Fire Safety Certificate is to include the following fire safety measures listed in the Schedule.

#### Schedule of Fire Safety Measures

Essential Service	Performance Standard
Emergency Lighting	AS 2293.1-2005, BCA 2013 E4.2, E4.4
Exit Signs	AS 2293.1-2005, BCA 2013 E4.5, E4.6, E4.8
Fire Hose Reels	AS 2441-2005, BCA 2013 E1.4

## DEVELOPMENT APPLICATION DETERMINATION NOTICE

Fire Hydrants	AS 2419.1-2005, BCA 2013 E1.3
Street Fire Hydrants	Accessible, clear, undamaged
Portable Fire Extinguishers	AS 2444-2001 BCA 2013 E1.6

The exit doors shall satisfy the requirements of D2.20 and D2.21 of the *Building Code of Australia*

Council requires the submission of details of any proposed mechanical ventilation prior to installation.

Any person who fails to comply with the provisions of the *Local Government Act 1993* Section 124 and/or clause 121B of the *Environmental Planning and Assessment Regulation*, the Principal Certifying Authority is entitled to make an order against the owner or manager of a premises (in the case where adequate fire safety is not promoted or maintained).

### PART 6. ONGOING OPERATION

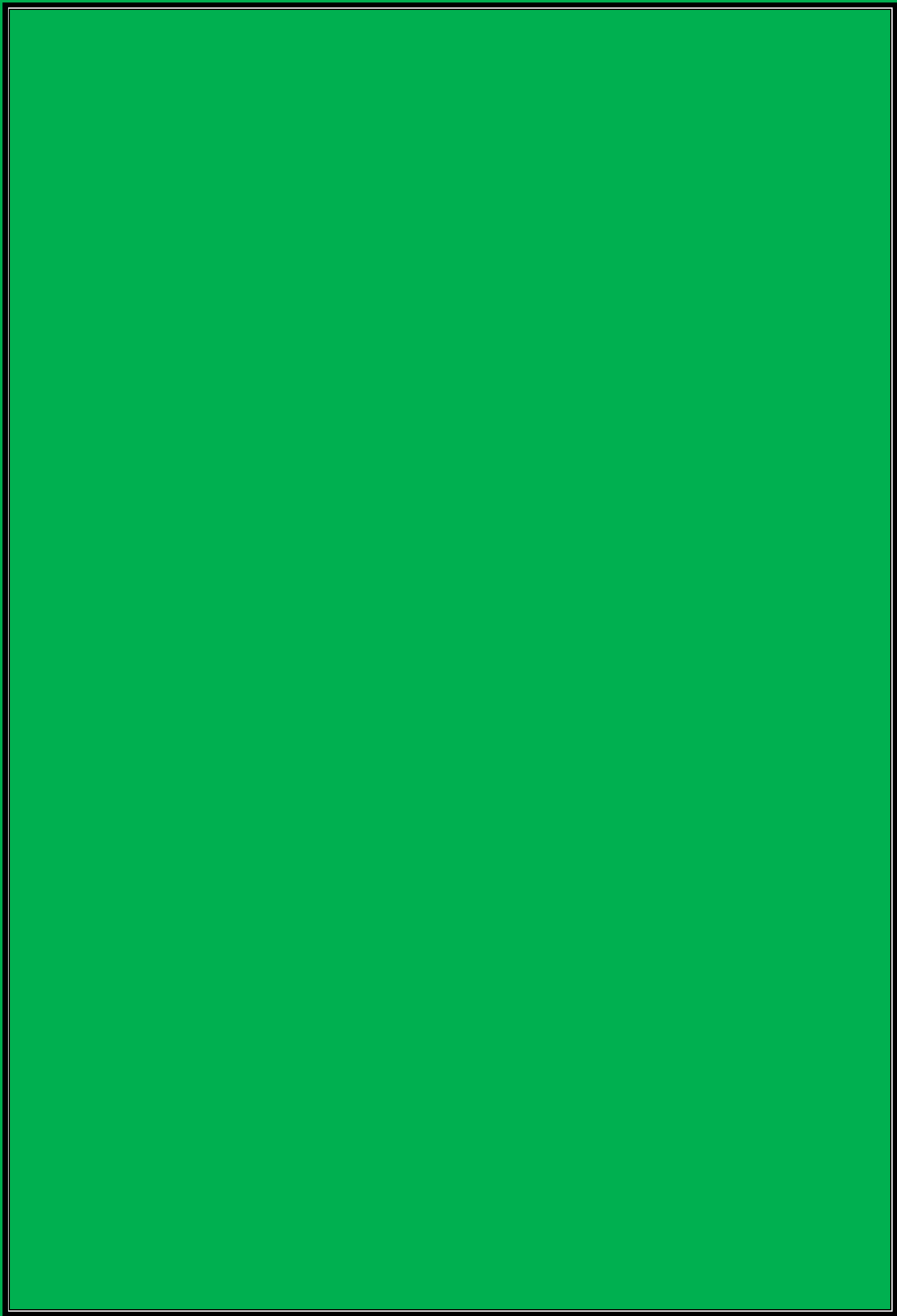
42. The owner of the building shall ensure that the building is maintained in a clean and tidy manner at all times.
  43. To protect the amenity of the area, hours of operation shall be limited to 7.00am – 5.30pm Monday to Friday (except for Public Holidays). Any variation to these approved hours will require written consent from Council.
  - 44.
  45. The operators are to ensure that all pick up and drop off shall occur within the designated area and not from a public road.
  46. The owner of the building shall:
    - Furnish to the Council an Annual Fire Safety Statement in respect to each essential service installed in the building;
    - Ensure that essential services installed within the building are performing to a standard no less than to which the measure was originally designed;
    - Ensure the safety of fire exits;
    - Ensure doorways and paths of travel are not obstructed;
    - Ensure that offences relating to fire exits do not occur within the building.
- The owner of the building shall:
- Cause a copy of the certificate to be furnished to the NSW Fire Brigades; and
  - Cause a further copy of the certificate to be kept at the building.
47. The activities carried out on site shall be conducted in such a way as not to give rise to any nuisance in terms of odour generation. In accordance with the Odour Impact Assessment prepared by SLR Consulting Australia Pty Ltd the recommendations outlined in Section 5.3 of that report shall be incorporated into the development proposal.
  48. The activities carried out on site shall be conducted in such a way as not to give rise to any nuisance in terms of noise generation. In accordance with the Environmental Noise Impact Assessment prepared by Day Design Pty Ltd the recommendations outlined in Section 8.1 and 8.2 of that report shall be incorporated into the development proposal.

### PART 7. STATE AGENCY REQUIREMENTS

49. The requirements of NSW Health as outlined in their letter dated 2 April 2013 must be complied with (refer to Schedule 1 attached to this Consent Notice).
50. The concurrence requirements of Sydney Catchment Authority as outlined in their letter dated 9 May 2013 must be complied with (refer to Schedule 2 attached to this Consent Notice).



# APPENDIX 4





#### Attachment 4:

## Development Application Assessment Report

<b>DA No:</b>	245/1213/DA
<b>Location:</b>	54 Sinclair Street, Goulburn
<b>Proposal:</b>	Waste Management Facility or Works (Recycling Facility)
<b>Zoning:</b>	B6 Enterprise Corridor
<b>BCA Class:</b>	Class 8

### Permissibility

- LEP ☐
- SEPP ☒
- Existing use rights ☐
- Ancillary development ☐

### Type of Development

- Local ☐
- Designated ☒ Reason: Located in drinking water catchment
- Major infrastructure ☐ Reason: \_\_\_\_\_
- Major project ☐ Reason: \_\_\_\_\_

### Other approvals required

- Integrated ☐ Reason: \_\_\_\_\_
- Concurrence ☒ Reason: Located in drinking water catchment
- S68 Local Gov't Act ☐ Reason: \_\_\_\_\_
- S138 Roads Act ☒ Reason: \_\_\_\_\_
- Site compatibility certificate ☐ Reason: \_\_\_\_\_

SITE HISTORY AND INSPECTION			
Matters for consideration	Yes	No	Comments
Site inspected	✓		
GIS checked	✓		
DataWorks checked	✓		
Any unusual features		✓	
Flood prone land		✓	
Bush fire prone land		✓	
Steep land (>18°)		✓	
Within 40m of watercourse		✓	
Water bores		✓	
Overland flow path	✓		Along the northern boundary
Any native vegetation / threatened species		✓	
Adjoining National / State Park		✓	
Salinity issues		✓	
Water / sewer mains	✓		Along Common St and Sinclair St
Easements		✓	
Type / condition of road access			
– Lane (Public)			
– Lane (Private)			
– Local	✓		
– Regional			Approximately 200m from the site
– Arterial / Main			
– Crown			

Any history of traffic accidents		✓	
Potential Contamination		✓	The history of land use does not suggest there is a high probability of land contamination
Other			
Site characteristics	Refer to detailed report		
Locality characteristics	Refer to detailed report		

STATE PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
SEPP No. 6 - Number of Storeys in a Building	✓			
SEPP No. 15 - Rural Land Sharing Communities	✓			
SEPP No. 21 - Caravan Parks	✓			
SEPP No. 22 - Shops and Commercial Premises	✓			
SEPP No. 30 - Intensive Agriculture	✓			
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	✓			
SEPP No. 33 - Hazardous and Offensive Development		✓		
SEPP No. 36 - Manufactured Home Estates	✓			
SEPP 44 – Koala Habitat Protection	✓			
SEPP No. 50 - Canal Estate Development	✓			
SEPP No. 55 - Remediation of Land		✓		
SEPP No. 64 - Advertising and Signage	✓			
SEPP No. 65 - Design Quality of Residential Flat Development	✓			
SEPP (Housing for Seniors or People with a Disability) 2004	✓			
SEPP (Building Sustainability Index: BASIX) 2004	✓			

SEPP (Major Projects) 2005	✓			
SEPP (Temporary Structure and Places of Public Entertainment) 2007	✓			
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	✓			
SEPP (Infrastructure) 2007  Refer to cl 101 & 102 for development on classified roads		✓		SEPP permits the proposed development in a B6 zone
SEPP (Repeal of Concurrence and Referral Provisions) 2008	✓			
SEPP (Exempt and Complying Development Codes) 2008	✓			
SEPP (Affordable Rental Housing) 2009	✓			

REGIONAL PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Drinking Water Catchments REP No.1		✓		Concurrence received from SCA

LOCAL PLANNING CONTROLS				
Goulburn Mulwaree LEP 2009				
<b>Part 1 – Preliminary</b>				
General Aims / Objectives		✓		
Relevant Maps		✓		
<b>Part 2 – Permitted or Prohibited Development</b>				
Zone			✓	
Definition		✓		
<b>Landuse Table</b>				
Objectives		✓		
Permitted without Consent	✓			
Permitted with Consent	✓			Development prohibited by LEP but permitted by SEPP
Prohibited	✓			
<b>Part 3 – Exempt &amp; Complying Development</b>				
Exempt Development	✓			
Complying Development	✓			
<b>Part 4 – Principal Development Standards</b>				
CI 4.1 - Minimum Lot Size	✓			
CI 4.2 - Rural Subdivision	✓			
CI 4.2A - Rural Dwelling Permissibility	✓			

CI 4.2B - Strata & Community Title Subdivision in Rural Zones	✓			
CI 4.3 - Height of Buildings	✓			
CI 4.4 - Floor Space Ratio		✓		Floor space ratio 0.8
CI 4.6 - Exceptions to Development Standards	✓			
<b>Part 5 – Miscellaneous Provisions</b>				
CI 5.1 - Land Acquisition	✓			
CI 5.2 - Classification & Reclassification of public land	✓			
CI 5.3 - Development near zone boundaries	✓			
CI 5.4 - Controls relating to permissible uses	✓			
CI 5.6 - Architectural roof features	✓			
CI 5.8 -Conversion of fire alarms	✓			
CI 5.9 - Preservation of trees or vegetation		✓		
CI 5.10 - Heritage conservation		✓		
CI 5.11 -Bushfire hazard reduction	✓			
CI 5.12 - Infrastructure & use of existing buildings of the crown	✓			

Matters for consideration	N/A	Yes	No	Comments
<b>Part 6 – Urban Release Areas</b>	✓			
<b>Part 7 – Additional Local Provisions</b>				
CI 7.1 - Flood Planning Land	✓			
CI 7.2 - Environmentally Sensitive Land	✓			
CI 7.3 - Subdivision for Residential Purposes in RU5 & R5	✓			
CI 7.4 - Restrictions on development adjoining mines & extractive resource sites	✓			
<b>Schedule 1</b>				
Additional Permitted Uses	✓			
<b>Schedule 2</b>				
Exempt Development	✓			
<b>Schedule 3</b>				
Complying Development	✓			
<b>Schedule 4</b>				
Classification & Reclassification of public land	✓			
<b>Schedule 5</b>				
Environmental Heritage	✓			
<b>Goulburn Mulwaree DCP 2009</b>				
Definitions		✓		
<b>Part 2 – Plan Objectives</b>				
General		✓		
<b>Locality – Goulburn</b>				
- Topography		✓		



- Views		✓		
- Urban Structure		✓		
- Urban Form		✓		
- Streetscape		✓		
<b>Locality – Marulan</b>				
- Topography	✓			
- Views	✓			
- Urban Structure	✓			
- Urban Form	✓			
- Streetscape	✓			
<b>Rural Development</b>				
- Agriculture & Primary Production	✓			
- Rural Landscape	✓			
<b>Bungonia Objectives</b>	✓			
<b>Lake Bathurst Objectives</b>	✓			
<b>Tallong Objectives</b>	✓			
<b>Tarago Objectives</b>	✓			

Matters for consideration	N/A	Yes	No	Comments
<b>Part 3 – General Development Controls</b>				
European Heritage Conservation		✓		See precautionary condition on draft consent
Indigenous Heritage & Archaeology		✓		See precautionary condition on draft consent
Landscaping		✓		
Vehicular Access & Parking		✓		Parking spaces based upon anecdotal evidence of the existing operation and demand
Disability Standards for Access		✓		
Crime Prevention		✓		
Flood Affected Lands	✓			
Tree & Vegetation Preservation		✓		
Dryland Salinity	✓			
Waterbody & Wetland Protection		✓		
Groundwater		✓		
Riparian Rights for Subdivision	✓			
Biodiversity Management	✓			
Stormwater Pollution		✓		
Impacts on Drinking Water Catchments		✓		
Bushfire Risk Management	✓			
Heavy Vehicle Generating Development	✓			
Change of use involving 'existing use' provisions	✓			

Traffic Safety & Management		✓		The existing road network has sufficient capacity to cope with the proposed traffic movements
Active street frontages & building entrances	✓			
Subdivision	✓			Subdivision of the land is not proposed at this stage
<b>Part 4 – Principal Development Controls – Urban</b>				
<u>Residential Development</u>	✓			
Site planning, bulk & scale	✓			
No. of storeys	✓			
Solar access	✓			
Privacy	✓			
Private Open Space	✓			
Setbacks	✓			
Views	✓			
Traffic safety and management	✓			
Active street frontages & building entrances	✓			
Subdivision	✓			
<u>Non-residential Development</u>				
Site layout and building design		✓		
Elevation and materials		✓		
Shopfronts	✓			
Site facilities		✓		
Protective structures in the public domain	✓			

Design Principles – Industrial	✓			The proposed development is located in a B6 Enterprise Corridor zone
Visual quality - Industrial	✓			
Building Setbacks – Industrial	✓			
Height – Industrial	✓			
External materials and finishes – Industrial	✓			
<b>Matters for consideration</b>	<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Energy efficient siting and layout		✓		The proposed new works do not trigger Part 6 of the BCA
External window shading and internal and external lighting		✓		
Insulation		✓		
Space heating and cooling		✓		
Noise and vibration generation		✓		Refer to draft conditions which reference the Environmental Noise Impact Assessment
Air Pollution		✓		Refer to the draft conditions and Air Quality Impact Assessment
Water pollution		✓		Refer to the draft conditions, Stormwater Management Study and SCA Concurrence
Working hours		✓		7am to 5pm Mon to Fri
Mixed Use Development – Industrial & Residential	✓			
<b>Part 5 – Principal Development Controls – Rural</b>				
Intensive Agriculture	✓			
Subdivision	✓			
Rural Dwellings	✓			
Rural Sheds	✓			
Rural Industries	✓			

Boarding &/or breeding kennels	✓			
Hazardous chemicals	✓			
Rural land use conflict	✓			
Public Entertainment in Rural Zones	✓			
Rural Worker's Dwellings in RU1	✓			
<b>Part 6 – Special Development Types</b>				
Poultry farms	✓			
Service centres	✓			
Wind farms	✓			
Advertising and signage	✓			
Brothels	✓			
Outdoor dining	✓			
Telecommunications	✓			
Large lot residential – Zone R5	✓			
Relocatable homes	✓			
Development in the Enterprise Corridor – Zone B6		✓		
Extractive Industries	✓			
Dual Occupancy	✓			
Stables in Residential & Recreation Zones	✓			
Manfred Park Block	✓			
<b>Part 7 – Engineering Requirements</b>				
Utility Services		✓		

Roads		✓		
Drainage & Soil & Water Management		✓		Direct works required
Site Specific Provisions	✓			
Easements	✓			
Staging of development in Urban release areas	✓			
<b>Matters for consideration</b>	<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Part 8 – Site Specific Provisions</b>				
Marys Mount	✓			
Common Street		✓		
Clyde Street	✓			
Marulan	✓			
Long Street “Charles Valley”	✓			
<b>Part 9 – Contributions</b>		✓		Council recently received a request to waive the contributions. A flexible condition has been included in the draft consent to allow Council to consider this request

Matters for consideration	N/A	Yes	No	Comments
<b>Appendix A -</b> Significance of Aboriginal Sites	✓			
<b>Appendix B –</b> Preferred Planting Species		✓		
<b>Appendix C –</b> Notification Procedures		✓		
<b>Appendix D –</b> DA Checklist		✓		
<b>Appendix E –</b> Rainwater Tank Policy	✓			
<b>Appendix F –</b> Telecommunications Policy	✓			
<b>Appendix G –</b> Landscaping Policy		✓		
<b>Appendix H –</b> HIS Requirements	✓			
<b>Appendix I –</b> Good Design Statement	✓			

Other controls / approvals				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Local Approvals Policy	✓			
Integrated approvals				
– DECC (NPWS)	✓			
– DECC (EPA)	✓			
– RMS	✓			Referred for comment only
– RFS	✓			
– DPI	✓			
– DWE	✓			
– Heritage Branch	✓			
Concurrence provided				
– SCA		✓		Concurrence received

- DECC (NPWS)	✓			
- DoP	✓			
BCA check		✓		Fire upgrade required by draft consent
Ecological Sustainable Development		✓		
Rainwater Tank Policy	✓			
Department of Planning – Development Assessment Guidelines		✓		
Sydney-Canberra Corridor Strategy		✓		
Goulburn-Mulwaree Demographic Profile	✓			
<b>Matters for consideration</b>	<b>N/A</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Mulwaree Settlement Strategy	✓			
CBD Master Plan	✓			
Marulan Structure Plan	✓			

Environmental impacts		
Acceptable impact and/or suitable control measures?		Comments
<b>Context and Setting</b> Landscape, streetscape & land use. Impact on adjacent properties	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Access, Transport &amp; Traffic</b> Traffic consideration, public transport & parking arrangements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Public Domain</b> Impact on the amount, opportunity and use of public space & pedestrian links	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Utilities</b> Water, sewer, electricity and gas - availability, capacity & effect on environment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Heritage</b> Local / state listed items, Aboriginal significant area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	



<b>Other Land Resources</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Water</b> Requirements and use of water saving devices. Flooding & drainage. Quality, pollution, treatment and reuse	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Soils</b> Quality, erodability, contamination etc Instability and sedimentation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Air and Microclimate</b> Any pollutants / dust emissions, odours etc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Flora and Fauna</b> Critical habitat, threatened species/population/communities, wildlife corridors, remnant vegetation. Distance and clearance of native vegetation & fauna	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Waste</b> Types generated - solid, liquid, gas, litter, recycling, disposal and storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

Acceptable impact and/or suitable control measures?		Comments
<b>Energy</b> Passive solar design, BASIX, Part J of BCA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Noise and Vibration</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Natural Hazards</b> Site instability, flooding & bushfire	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Technological Hazards</b> Hazardous Industry, contamination etc	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Safety, Security and Crime Prevention</b> Potential for accident, injury or criminal activity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Social Impact on the Locality</b> Health & safety of the community. Community facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Economic Impact in the Locality</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Site Design and Internal Design</b> Appearance, siting and landscaping. Access for disabled. BCA compliance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Construction</b> Safety and minimisation of impacts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Cumulative Impacts</b> Time & space crowded effects Nibbling and synergistic effects	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	

### **Internal referrals**

Engineering requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Building requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Planning requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### **Suitability of site**

Does the proposal fit within the locality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are the attributes of the site conducive to the proposed development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### **Public interest**

Does the proposal comply with planning requirements/objectives?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Any Federal, State or Local Government and/or Community interests?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

### **Consideration of submissions**

**Key issues are:** Air quality impacts, noise generation, traffic impacts and protection of the drinking water  
Catchment.

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**Resolution of issues:** The proposed development has received the concurrence of Sydney Water Catchment.  
The impact from odour, noise and traffic are expected to be within acceptable tolerances.

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### **Recommendation**

- Grant subject to conditions

**Assessing Officer:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# SUBMISSIONS

