

# **APPENDIX E**

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## **AGENCY SUBMISSIONS**

Department of Defence

NSW Police

NSW Environment Protection Agency (EPA)

NSW Health – Murrumbidgee Local Health District

Fire & Rescue NSW

Canberra Airport

NSW Planning & Environment

NSW Road & Maritime Services



**Australian Government**  
**Department of Defence**  
Estate and Infrastructure Group

David Harrison  
Acting Director Land Planning and Regulation  
Estate Planning Branch  
Brindabella Business Park (BP26-1-A053)  
PO Box 7925  
Department of Defence  
CANBERRA BC ACT 2610  
☎: (02) 6266 8291  
✉: david.harrison10@defence.gov.au

REF: AF24535577

Your Ref: 338/2015

**General Manager**  
Queanbeyan City Council  
PO Box 90  
Queanbeyan NSW 2620

**ATTN: Jacinta Tonner**

Dear Ms Tonner

**RE: Integrated and Designated Development Application: No 338-2015 – Waste or Resource Management Facility at Part 1 Lot 1 DP 1169293; Lots 348, 349 & 350 DP 8546; Lot 2 DP 1000911, 5 & 7 Kealman Road, 1 Bowen Place and 172-192 Gilmore Road, Queanbeyan West NSW 2620.**

The Department of Defence (Defence) would like to thank Queanbeyan City Council (Council) for referring this matter to Defence. Defence understands that the applicant is proposing to expand existing operations of the current Waste or Resource Management Facility. It is understood the applicant is seeking to expand the use of the site to include the recovery of reusable materials from the following waste sources:

- General Solid Waste (putrescibles and non-putrescibles): up to 70,000 tonnes/year;
- Paper, cardboard and plastics recyclables (source separated and co-mingled): up to 12,000 tonnes/year;
- J120 Waste oil/hydrocarbons mixtures/emulsions in water (liquid waste); and
- K110 Grease trap waste.

In addition, the storage of fuel is also proposed at the site. The proposed facility will operate 24 hours a day, 7 days a week.

The expanded site requires the construction of a new building which will be approximately ten metres high. The subject site is located 400 metres from the perimeter of HMAS *Harman* for the purposes of waste and resource recovery. On this basis Defence does not object to the building height which exceeds the specifications of Clause 7.11 Development near HMAS *Harman* in the Queanbeyan Local Environment Plan 2012.

Defence is concerned that the proposed waste management facility may emit odours from the subject site. Potential odour emissions not only cause nuisance but may pose a workplace health and safety risk to Defence personnel at HMAS *Harman*. It is understood that the applicant has provided an Environmental Impact Statement (EIS) prepared by Suez Environment dated September 2015. Defence expects that the applicant will apply the relevant odour mitigation measures within the EIS for the management of odour emissions. Defence requests that Council applies a development condition that the applicant is to comply

*Defending Australia and its National Interests*


with the NSW Environmental Protection Agency (EPA) Technical Framework- Assessment and Management of Odour from Stationary Sources (as amended).

It is understood that the facility is a 24 hour operation. Potential excessive noise emissions from operations not only cause nuisance but may pose a workplace health and safety risk to Defence personnel at HMAS *Harman*. Defence is concerned that excessive noise emissions resulting from night operations may impact upon those residing in the Living In Accommodation at HMAS *Harman*. Defence understands that the EIS addresses excessive noise emissions resulting from operations at the subject site. Defence requests that Council applies a development condition that the applicant is to comply with the NSW EPA Industrial Noise Policy (as amended).

Subject to the above, Defence does not object to this application.

Should you have any questions my point of contact on this matter is Mr Nicholas Parker who can be contacted on (02) 6266 8548 or via [DSRGIDEP.ExecutiveSupport@defence.gov.au](mailto:DSRGIDEP.ExecutiveSupport@defence.gov.au).

Yours faithfully

A handwritten signature in black ink, appearing to read 'David Harrison', with a stylized flourish at the end.

David Harrison

Acting Director Land Planning and Regulation

11 March 2016



**Australian Government**  
**Department of Defence**  
Estate and Infrastructure Group

David Harrison  
A/Director Land Planning and Regulation  
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ID-EP-DLP&R/OUT/2016/AF27603262

Ms Jacinta Tonner  
Environment, Planning & Development  
Queanbeyan-Palerang Regional Council  
PO Box 90  
QUEANBEYAN NSW 2620

**RE: INTEGRATED AND DESIGNATED DEVELOPMENT APPLICATION: NO 338-2015 – WASTE OR RESOURCE MANAGEMENT FACILITY AT PART LOT 1 DP116293; LOTS 348, 349 & 350 DP8546; LOT 2 DP1000911, 5 & 7 KEALMAN ROAD, 1 BOWEN PLACE AND 172-192 GILMORE ROAD, QUEANBEYAN WEST NSW 2620**

Thank you for referring the abovementioned Development Application (DA) to the Department of Defence (Defence) for comment. Defence understands that this application has been amended to remove the retail component, which would have involved the acceptance of general solid waste from the public which would have been brought to the site.

The documentation provided notes that the total waste proposed to be processed through the facility will remain at 95,000 tonnes per annum, and that as the change is still consistent with the anticipated impacts of the Environmental Impact Statement (EIS) no additional EIS would be provided.

Defence has no objection to this change, and makes no amendment to the comments provided previously. A copy of these comments is attached.

Should you wish to discuss the content of this advice further, my point of contact is Mrs Rebecca Soric at [DSRGIDEP.ExecutiveSupport@defence.gov.au](mailto:DSRGIDEP.ExecutiveSupport@defence.gov.au) or by telephone on (02) 6266 8186.

Yours sincerely

**David Harrison**  
A/Director  
Land Planning and Regulation  
Estate Planning Branch

7 December 2016



**From:** [Chelsea Newman](#)  
**To:** [Jacinta Tonner](#)  
**Subject:** FW: DA 338-2015 - Comments from the NSW Police  
**Date:** Tuesday, 27 October 2015 8:55:37 AM

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FYI

Regards

**Chelsea Newman**  
Senior Town Planner  
**Tel:** 02 6285 6244  
**Web:** [www.qcc.nsw.gov.au](http://www.qcc.nsw.gov.au)  
**Mail:** PO Box 90 Queanbeyan NSW 2620



**From:** Naomi Nemec [mailto:mont1nao@police.nsw.gov.au]  
**Sent:** Monday, 26 October 2015 12:19 PM  
**To:** Chelsea Newman <Chelsea.Newman@qcc.nsw.gov.au>  
**Subject:** DA 338-2015

Good Afternoon Chelsea,

Sorry for delay re this, due to my holidays and work load on return, I will not be able to provide a formal report for DA 338-2015. I have had a quick look at it and there is limited crime prevention information provided with the plans. i.e landscaping, lighting, fencing etc.

My main comments/concerns are that: -

- \* The entire complex is adequately fenced and sign posted with appropriate warning signs.
- \* All gates and access points should be adequately secured when not in use.
- \* Re the underground carpark. 1. The roller shutter should have secure access either by pin or swipe card. 2. Mirrors could be in places to ensure safe egress and access and to enable those who are on the upper level to see if pedestrians are down near the roller shutter (e.g. a would be criminal attempting to gain access to the area for steal from motor vehicle offences).
- \* Back to base alarms and or security patrols are also recommended, together with the use of CCTV.

Please let me know if you have any concerns or enquiries.  
Kind Regards

Naomi Nemec  
Senior Constable  
Crime Prevention Officer  
Monaro Crime Management Unit  
PH 02 62984526

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## NSW POLICE

### Monaro Local Area Command

8 Farrer Place,  
Queanbeyan NSW 2620  
Telephone 02 62984526  
Facsimile 02 62984549

4<sup>th</sup> January, 2017

**Mr. MJ Thompson**  
Director  
Environment, Planning and Development  
257 Crawford Street,  
Queanbeyan NSW 2620

<b>RECEIVED IN Records</b>	
Queanbeyan-Palerang Regional Council	
16 JAN 2017	
Document No.	DAHS1202-3
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**RE: Development Application No 338-2015 Description: Waste or resource management facility. 172-192 Gilmore Road, 5 & 7 Kealman Road and 1 Bowen Place, Queanbeyan West NSW 2620 (PT LOT 1 DP 1169293, LOTS 348, 349 & 350 DP 8456, LOT 2 DP 1000911)**

On 4<sup>th</sup> January, 2017 a Safer by Design Evaluation was conducted on the plans supplied for the above mentioned development.

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and Assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development to minimize crime risk, or, refusal of the development on the grounds that crime risk cannot be appropriately minimised'.

The Guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimize risk'. (DUAP 2001:2).

### ***Crime Prevention Through Environmental Design (CPTED)***

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximize risk to offenders (increasing the likelihood of detection, challenge and apprehension).

- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimizing or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalization of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

#### **Site Description**

The proposed development is for a waste or resource management facility. The amendments restrict members of the public bringing their general waste to the facility. The development is in an industrial area, however, residential buildings are close by. The industrial areas are often targeted for specific crimes, such as break ins to obtain specific machinery or specific items such as copper wire. Industrial areas, by nature, have limited natural surveillance of a night time. This needs to be borne in mind when considering the acceptance/refusal of this particular development.

#### **Site Risk Rating**

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ISO 31000:2009. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process the rating for this development has been identified as, **Low- crime risk.**

With this in mind the following Crime Prevention Through Environmental Design (CPTED) treatments should be considered for the development in order to reduce opportunities for crime.

- *Natural*
- *Organised (low)*
- *Technical/Mechanical (low)*

#### **Surveillance**

*Natural surveillance* is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. *Technical/mechanical surveillance* is commonly used as a 'patch' to supervise isolated, higher risk locations. *Formal (or Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.



General Comments in Design for Surveillance:

- Buildings are placed subject to practical use of the facility.
- Part of the area is positioned behind other developments which create areas difficult to be viewed by passer bys.

Recommended Conditions of Consent:

- Surveillance equipment can enhance the physical security of your business and assist in the identification of people involved in anti-social or criminal behaviour.
  - Cameras should be installed both within the around the development to maximize surveillance opportunities.
  - Cameras should monitor access areas to high value equipment and areas with poor natural supervision.
  - Monitors should enable staff to monitor activities on the camera.
  - Recording equipment should be secured away from general access areas to avoid tampering.
- See Landscaping for more information.

Advised Conditions of Consent:

- Nil

**Landscaping**

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved in criminal behavior.

General Comments in Design for Landscaping:

- Nil

Recommended Conditions of Consent:

- It is noted that trees and shrubbery will be planted for aesthetic purposes. As the area is limited in natural surveillance it is important that any landscaping doesn't further restrict the surveillance of the area. A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment (I.E under 70cm of height).
- A landscaping maintenance policy should be established for this area.

Advised Conditions of Consent:

- Nil

**Lighting**

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. There is no information with the plans, which were reviewed to indicate the lighting proposals for the development.

General Comments in Design for Lighting:

- Lighting should be designed to the Australian and New Zealand Lighting Standards.

- Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.

Recommended Conditions of Consent:

- No lighting plans were supplied with this development application.
- Note: Any lighting installed should be adequate to match any CCTV systems in place.
- As this area is generally not over looked during hours of darkness, sensor lighting of short bursts is recommended to be used when the area is not in use. This is so the area is not easily lit for the 'would be' criminal to see what they are doing.
- When the area is in use during hours of darkness adequate lighting should be installed in and around the business, particularly over entry/exit points to create an even distribution of light with no glare, thus not producing unnecessary dark concealment areas.

Advised Conditions of Consent:

- Nil

***Territorial Re-enforcement***

Criminals rarely commit crime in areas where the risk of detection and challenge are high. People who have guardianship or ownership of areas are more likely to provide effective supervision and to intervene in crime than passing strangers. Effective guardians are often ordinary people who are spatially 'connected' to a place and feel an association with, or responsibility for it. *Territorial Re-enforcement* uses actual and symbolic boundary markers, spatial legibility and environmental cues to 'connect' people with space, to encourage communal responsibility for public areas and facilities, and to communicate to people where they should/not be and what activities are appropriate.

General Comments in Design for Territorial Re-enforcement:

- The boundaries of the development are reasonably well defined.
- All gates should be kept closed and locked when not in use and regularly maintained to assist with the protection of the property.
- Effective signage and directions will provide guidance to visitors/customers in locating main areas and keep them away from restricted areas.
- Signs can also assist in controlling activities and movements throughout the premises.
- Entries should be legible and inviting and clearly indicate the purpose and use of private/public access.

Recommended Conditions of Consent:

- Nil

Advised Conditions of Consent:

- Nil



### ***Access Control***

Access control treatments restrict, channel and encourage people and vehicles into, out of and around the development. Way-finding, desire-lines and formal/informal routes are important crime prevention considerations.

Access control is used to increase the time and effort required to commit crime and to increase the risk to criminals. *Natural access control* includes the tactical use of landforms and waterways features, design measures including building configuration; formal and informal pathways, landscaping, fencing and gardens. *Technical/Mechanical access control* includes the employment of security hardware and *Formal (or Organised) access control* includes on-site guardians such as employed security officers.

#### General Comments in Design for Access Control:

- As businesses of similar design within this area have been targeted for break and enter offences it is important that access to and from the development be established and maintained.
- There is little information to indicate the access control treatments in and around the development.
- Fire exit doors to the development should also be fitted with appropriate locksets to restrict unauthorized access to the development.
- Access control should be set in place to exclude unauthorized access to restricted areas.

#### Recommended Conditions of Consent:

- The main entry/exit points for this development should be fitted with locksets which comply with the Building Code of Australia.
- The windows should also be fitted with key operated locksets to restrict unauthorized access to the development.
- All gates should be adequately secured when not in use.
- To enhance the security of the business, a monitored intruder alarm system is recommended.
- It is noted the development includes a 180cm fence being installed around the perimeter (which appears to be not permeable). Whilst this is of adequate height, considering the location and limited natural surveillance of the area a higher fence line is recommended to restrict scaling of the fence to gain access to the area.

#### Advised Conditions of Consent:

- Nil

### **Conclusion**

The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:

1. It is not possible to make areas evaluated by the NSW Police absolutely safe for members of the community or their property
2. It is based upon the information provided to the NSW Police at the time the evaluation was made,
3. The evaluation is a confidential document and is for use by the consent authority or organizations referred to on page 1 only,
4. The contents of this evaluation are not to be copied or circulated otherwise than for the purposes of the consent authority or organization referred to on page 1.

The NSW Police hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned within this report feel free to contact Senior Constable Naomi Nemec, Crime Prevention Officer, Monaro LAC, Phone 02 62984526

Yours sincerely



Naomi Nemec  
Senior Constable  
Crime Prevention Officer  
Monaro Local Area Command



Our reference: DOC15/380091-14 ;EF15/156  
Contact: Sharon Peters (62297002)

Mr Mike Thompson  
Director  
Environment, Planning and Development  
Queanbeyan City Council  
PO Box 90  
QUEANBEYAN NSW 2620

Attention: Ms Jacinta Tonner

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29 January 2016

Dear Mr Thompson

**RE: Integrated and Designated Development Application No. 338-2015  
Proposed Resource Recovery and Waste Transfer Facility – Queanbeyan West**

I refer to the Development Application (DA) No.338-2015 and accompanying Environmental Impact Statement (EIS) which is currently on exhibition for a proposed Resource Recovery and Waste Transfer Facility at Queanbeyan West ('the proposal'). I also refer to our letter dated 23 October 2016 where the Environment Protection Authority (EPA) requested the deemed refusal clock be stopped until further information was received regarding noise impacts in relation to determining the full environmental impacts of the proposal.

EPA notes a revised Noise Impact Assessment (NIA) has been provided by Wilkinson Murray (Report No.13246 Version B, dated November 2015) in response to our request. EPA had requested the NIA be revised to clarify the exact number and location of 'sensitive receiver locations' and demonstrate the proposal will not result in noise impacts at these locations.

EPA has reviewed the revised NIA and considers a school located in the industrial zone at 67 Lorn Rd, Queanbeyan has not been accounted for. The Industrial Noise Policy states the internal rooms of a school classroom must meet the recommended acceptable level of 35dB(A) with a maximum limit of 40dB(A) during the noisiest 1 hour period when the room is in use. EPA requests the Proponent demonstrate the proposal will achieve compliance with these limits.

EPA requests that the Proponent provide the requested information to allow for adequate assessment of the proposal and its impacts, and that the deemed refusal clock remain stopped until the information is provided.

Should you wish to discuss the matter further please contact myself or Sharon Peters of this office on 6229 7002.

Yours sincerely

**NIGEL SARGENT**  
**Manager – South East Region**  
**Environment Protection Authority**

PO Box 622, Queanbeyan NSW 2620  
11 Farrer Place, Queanbeyan NSW  
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Our reference: DOC15/380091-29

Contact: Sharon Peters

The General Manager  
Queanbeyan-Palerang Regional Council  
PO Box 90  
QUEANBEYAN NSW 2620

Attention: Jacinta Tonner

22 December 2016

Dear Ms Tonner,

**Re: Amended Development Application 338-2015 –  
Proposed Waste and Resource Management Facility - Queanbeyan West**

I refer to your letter of 30 November 2016 requesting EPA's comments on a modification to Development Application (DA) No. 338-2015 for a proposed waste and resource management facility in Queanbeyan West.

It was noted by Council that the EPA has already issued General Terms of Approval (GTA) for the original proposal and therefore may need to amend the GTA's to reflect this modification to the proposal.

The EPA has reviewed the modifications and the supporting information and has the following comments:

- The amended DA removes the proposal to transfer treated wastewater from to the neighbouring concrete batching plant, and replaces it with a proposal to enter into a Trade Waste Agreement with Queanbeyan-Palerang Regional Council to discharge the treated wastewater into Council's sewerage system. The EPA will therefore need to amend GTA condition L1.1 to remove the mention of the concrete batching plant and replace it with mention of the proposed discharge to Council's sewerage system. The EPA supports this modification.
- The revised noise assessment predicted lower  $L_{Aeq}$  (15 min) and  $L_{Amax}$  operational noise levels than the original assessment. There does not appear to be an explanation as to why the revised noise levels were lower. The only exceedance now is for  $L_{Amax}$  at receiver three by 1 decibel (dB), instead of the original prediction of a 7 dB exceedance. The EPA agrees with the proponent that this 1 dB exceedance is minor and is unlikely to be perceptible to human hearing. The EPA will not need to amend our GTA's concerning noise.
- The revised odour assessment predicted lower odour levels from the proposal due to the inclusion of the proposed odour management system in the modification, and odour levels therefore remain under the EPA's odour goals. The EPA will not need to amend our GTA's concerning odour.

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I trust this information is useful. If you have any queries or wish to discuss this matter further, please contact me or Sharon Peters on (02) 6229 7002.

Yours sincerely



**JULIAN THOMPSON**  
**Unit Head, South East Region**  
**Environment Protection Authority**



DOC17/380091- 38  
DAF151202-3; C1795001

The General Manager  
Queanbeyan-Palerang Regional Council  
PO Box 90  
QUEANBEYAN NSW 2620

Attention: Ms Jacinta Tonner

Dear Ms Tonner

**Amended DA 338-2015 – Proposed SUEZ Waste and Resource Management Facility,  
Queanbeyan West – Additional public submissions**

I refer to your correspondence dated 20 June 2017 to the Environment Protection Authority (EPA) providing the second round of public submissions received by Queanbeyan Palerang Regional Council (Council) following the re-exhibition in December 2016 of Development Application (DA) No.338-2015 for a proposed waste and resource management facility in Queanbeyan West ('the proposal').

The EPA notes that at the time of providing its revised General Terms of Approval (GTA's) advice on 22 December 2016 it had not been provided with any of the second round public submissions received by Council for the proposal. Accordingly, the EPA has reviewed the second round public submissions and provides the following advice to Council.

The EPA notes many of the second round submissions raised concerns regarding potential noise and odour impacts from the proposal, particularly given the identification of a number of apparent approved residences that are in existence within the industrially zoned Queanbeyan West estate. In this regard, the EPA has sought clarification from Council and understands that approvals have been previously granted by Council for the use of a number of buildings located within the Queanbeyan West industrially zoned areas ('general industrial' and 'light industrial') for the purposes of caretaker residences (i.e. ancillary dwellings to the predominate industrial/commercial use of the subject land).

The EPA's review of the second round submissions has not identified any environmental issues in addition to those already considered to date as parts of its assessment of the proposal. As such, the EPA's original GTA's issued in April 2016 and revised GTA's advice issued in December 2016 remain valid for the proposal, with the EPA being able to issue an environment protection licence if the development application is ultimately approved by Council.

Notwithstanding whether the EPA can licence the proposed waste and resource management facility, the EPA notes much public concern has been raised in relation to the overall suitability of the site to accommodate this purpose. Whilst the information provided in support of the proposal meets the EPA's guidelines requirements, this however does not guarantee that potential land use conflicts

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may not still arise as a result of the proposal given some of the historical planning decisions made by Council to allow caretaker residences in the industrially zoned Queanbeyan West estate. Accordingly, the provisions of the *Environmental Planning and Assessment Act 1979*, provide that the consent authority is ultimately responsible to ensure that the selected location of any proposed development is compatible with the existing nature and character of the surrounding area(s), will not result in land use conflict scenarios and is in keeping with the broader strategic planning objectives of the area.

The EPA also understands Council has not yet received a *Response to Submissions Report* from the proponent. Once this has been received, the EPA would appreciate if Council could please forward a copy.

I trust this information is of assistance. If you have any queries or wish to discuss this matter further, please contact me or Sharon Peters on (02) 6229 7002.

Yours sincerely

 07/07/17

**STEFAN PRESS**  
**Acting Unit Head – South East Region**  
**NSW Environment Protection Authority**

Contact officer: SHARON PETERS  
(02) 6229 7002





M J Thompson  
Director Environment, Planning and Development  
Queanbeyan City Council  
PO BOX 90  
QUEANBEYAN NSW 2620

Dear Sir:

**RE: DA/338-2015\_WASTE OR RESOURCE MANAGEMENT FACILITY LOT 1 DP 1169293, LOTS 348, 349 & 350 DP8546, LOT 2 DP 1000911, 5 & 7 KEALMAN ROAD, 1 BOWEN PLACE AND 172-192 GILMORE ROAD QUEANBEYAN**

I refer to your letter dated 22 February 2016 regarding the abovementioned Development Application.

The following comments are provided for consideration:

- Putrescible waste from commercial sources will generate odour, and attract flies and vermin. The EIS indicates the putrescible waste could be stored for up to 24 hours before collection. The EIS details a vermin control program will be designed. No details of the program are provided in the EIS.

A detailed vermin control program including implementation, monitoring and control strategies should be furnished to Council for consideration.

- The EIS details the shed will be fully enclosed. The EIS provides only minimal detail on natural ventilation, and does not appear to make any reference to mechanical ventilation within the shed. There will be odour associated with the storage of waste, and fumes associated with machinery delivering and processing the waste. It is considered the odour and fumes generated will raise WH&S and amenity issues.
- The EIS details a basement carpark with sixty-one car spaces proposed, with one entry/exit via a ramp and roller shutter door. The EIS does not appear to make any reference to mechanical ventilation within the carpark. There will be fumes associated with vehicles using the carpark. It is considered the fumes generated will raise WH&S and amenity issues.
- The odour modelling in the EIS assumes an enclosed shed. The EIS details 60 vehicle movements per day. The odour modelling does not appear to

consider the vehicle movements and the associated opening and closing of doors for the delivery and movement of waste.

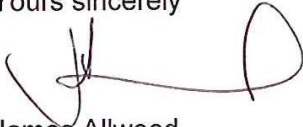
- The EIS does not adequately address public health or WH&S. An Operational Management Plan including details of PPE, immunisation, handwash/decontamination facilities should be furnished to Council for consideration.
- The EIS details storage of liquid trade wastes from commercial settings will be stored outdoors for extended periods. The EIS does not address the quality of the waste or quantify the volume of waste. The EIS does not provide detail on the bunding, or address the odours or possibly toxic fumes associated with filling and emptying the storages.
- The EIS details a proposal to treat leachate and truck wash waste water for re-use at the neighbouring concrete batching plant. There is potential public health implications associated with re-using the leachate and waste water. The EIS does not address the quality or quantity of the leachate/waste water, or adequately detail the level of treatment and disinfection proposed.

Further, consideration should be given by Council to the setting of specific water quality criterion which must be met by the applicant as part of the Section 68 approval process.

- Concern exists for the protection and preservation of amenity to residences within close proximity to the development. The impact from the accumulation of waste and exudates associated with the development has not been addressed in the EIS.

Should you have any questions regarding the above, please do not hesitate to contact the Public Health Unit on 02 6080 8900.

Yours sincerely



James Allwood  
**Senior Environmental Health Officer**  
17 March 2016

Murrumbidgee Local Health District  
ABN 71 172 428 618

Public Health Unit  
PO Box 3095, Albury, NSW 2640  
Tel 02 6080 8900 Fax 02 6080 8999  
Website [www.mlhd.health.nsw.gov.au](http://www.mlhd.health.nsw.gov.au)



Health  
Murrumbidgee  
Local Health District

M J Thompson  
Director Environment, Planning and Development  
Queanbeyan-Palerang Regional Council  
PO BOX 90  
QUEANBEYAN NSW 2620

Dear Sir:

**RE: DA/338-2015\_WASTE OR RESOURCE MANAGEMENT FACILITY LOT 1 DP 1169293, LOTS 348, 349 & 350 DP8546, LOT 2 DP 1000911, 5 & 7 KEALMAN ROAD, 1 BOWEN PLACE AND 172-192 GILMORE ROAD QUEANBEYAN**

I refer to your letter dated 30 November 2016 regarding the abovementioned Development Application and the amended plans and documentation received.

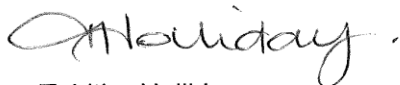
The following further comments are provided for consideration, in reference to comments also made on 17 March 2016:

- A vermin control program has been included in Annexure F, Operational Environmental Management Plan, Section 4.8. The program covers the basic fundamentals, but could still be improved in terms of content and level of detail (does not specifically reference mosquitoes like the EIS did).
- The additional addendum in relation to odour control deems there will be provision made for mechanical ventilation, but that it is still not required. Further, it is concerning page 14 of Annexure F states the dust and odour suppression "system is turned on by the operating staff (**at their discretion**) before and during unloading of tipping vehicles". This is in contradiction of the EIS which states it would be automated.
- The basement carpark has been deleted as part of the amended shed siting design.
- The additional addendum in relation to odour control does not make any reference to consideration of the opening and closing of doors, as previously raised.
- Pages 12/13 of the additional information submission indicate public health and WH&S issues will be addressed through an Operational Management Plan, and that final SWMS's and other plans will be completed during the detailed design of the facility and provided to Council and NSW Health for review as part of the Occupation Certificate application. This will rely on conditioning of the Development Consent by Council, and the enforcement of such conditions.

- There is still only minimal detail on the liquid trade waste. Reference is made that they will meet EPL requirements and be contained and transferred into approved vehicles specifically designed for storage and transport of liquid waste. Bunding is drawn onto the site plans and referenced in the document as being 110% of the largest tank volume, but no additional details are provided.
- The additional information submission and accompanying documentation outline that re-use at the neighbouring concrete plant has been withdrawn, however reference is still made on pages 8 and 12 of Annexure F to stormwater being transported to Monaro Mix. Further, there is still an indication on page 21 of the additional information submission that 'water would generally be used for vehicle wash down and landscaping, and not used to clean external hard surfaces'. Therefore, there is still contradiction throughout the documents as to what is occurring on site. A 'water management system specification' is not being provided until approval for a Construction Certificate is sought. Again, this will rely on conditioning of the Development Consent by Council, and the enforcement of such conditions.

Should you have any questions regarding the above, please do not hesitate to contact the Public Health Unit on 02 6080 8900.

Yours sincerely



Tabitha Holliday  
**Environmental Health Officer**  
 21 December 2016

Murrumbidgee Local Health District  
 ABN 71 172 428 618

Public Health Unit  
 PO Box 3095, Albury, NSW 2640  
 Tel 02 6080 8900 Fax 02 6080 8999  
 Website [www.mlhd.health.nsw.gov.au](http://www.mlhd.health.nsw.gov.au)



File Ref. No: BFS15/1619 (8935)  
TRIM Doc. No: D16/38593  
Contact: Senior Firefighter Arthur Brown

9 May 2016

The Director  
Environment, Planning and Development  
Queanbeyan City Council  
PO Box 90  
Queanbeyan NSW 2620

E: [council@qcc.nsw.gov.au](mailto:council@qcc.nsw.gov.au)

Attention: Ms Jacinta Tonner

Dear Madam

Re:

**Proposed Waste or Resource Management Facility  
172-192 Gilmore Road, 5-7 Kealman Road & 1 Bowen Place  
Queanbeyan West**

On 28 September 2015 Fire & Rescue NSW (FRNSW) received correspondence from Council inviting comment in relation to development application number 338-2015 and an accompanying Environmental Impact Statement (EIS). The DA is in relation to a proposed waste/resource management facility.

The original period of exhibition closed on the 23 October 2015. On the 26 April 2016 further correspondence was received from Council requesting FRNSW comment by the 10 May 2016. FRNSW notes that the consent authority is the relevant Joint Regional Planning Panel (Southern Region).

FRNSW also notes that the EIS was required to be developed in accordance with the Director-General's Requirement's (DGR) of the NSW Department of Planning & Infrastructure (now the Department of Planning & Environment [DPE]). The DGR specified that a preliminary hazard risk screening be undertaken in accordance with the requirements of *State Environmental Planning Policy No.33 (SEPP 33)* and the document '*Applying SEPP 33*' and if necessary a preliminary hazard analysis (PHA) was to be undertaken.



As development consent is still under consideration FRNSW advises that the comments provided below are confined to only part of the EIS. The FSS included with the EIS has not been assessed.

The relevant details of the EIS assessed by FRNSW are:

- EIS authored by Ms Rebecca Smith of Wild Environment Pty Ltd.
- EIS dated 4 September 2015.
- EIS prepared for SUEZ Environment (SITA Australia Pty Ltd).
- PHA 148189\_PHA\_Rev1 authored by R T Benbow of Benbow Environmental.
- PHA dated 30 April 2015.

### **Comment**

FRNSW has reviewed the EIS and the following comments, which form the basis of our recommendations to Council and the JRPP, are provided for informative purposes, (please note, FRNSW does not object to our comments being forwarded to the proponent for their information should Council or the JRPP so wish).

FRNSW has concerns in relation to the following matters;

- Due to the use of the building and site there is significant likelihood for fires to occur and for fires to significantly escalate.
- The main building is not proposed to be provided with automatic fire detection or automatic fire suppression systems.
- Due to the nature of materials processed, there is also potential for contaminated fire water runoff to pollute off-site storm water management systems and water courses. Due to the significant potential there is an increased likelihood that FRNSW personnel would need to actively manage the containment of polluted fire water runoff during a fire incident (N.b. a specific duty imposed upon the Commissioner of FRNSW by virtue of Section 10A of the Fire Brigades Act 1989 is to protect the environment).

### **Recommendation/s**

1. It appears that the proposed building will incorporate a fire compartment with a capacity of more than 40 motor vehicles. FRNSW recommends that the car park is provided with an automatic sprinkler system that complies with the requirements of Clause E1.5 of Volume 1 of the National Construction Code (NCC).



2. It is FRNSW experience that these types of facilities are frequently involved in fire incidents that escalate to a point where significant fire fighting resources must be deployed by FRNSW in order to safely resolve emergency fire incidents. Due to the nature and quantity of materials stored and processed FRNSW considers that special problems of firefighting could arise. Consequently, it is FRNSW opinion that Clause E1.10 of the NCC is applicable to the proposed development. FRNSW recommends that the subject building be fitted with a sprinkler system that complies with the requirements of Clause E1.5 of the NCC.
3. To ensure that an early FRNSW response to a fire incident can be initiated, it is recommended that a suitable smoke detection system be installed within the building. The detection system is recommended to comply with Clause 4 of Specification E2.2a of Volume 1 of the NCC and be connected to a fire alarm monitoring system that complies with Clause 7 of the aforementioned Specification.
4. As discussed earlier, the nature of this particular development will require FRNSW personnel to pro-actively manage the containment of polluted fire water runoff during a fire incident. Consequently FRNSW recommends that the site's surface and storm water management systems be designed to provide FRNSW with an ability to contain contaminated fire water runoff to the site, e.g. a site storm water drain isolation valve. The design of the systems' capacities is recommended to take into account the concurrent operation of sprinkler and fire hydrant systems.
5. That appropriate emergency procedures are developed by the proponent to address and mitigate, as far as reasonably practicable, the consequences of fire and hazmat incidents and the potential health risks to firefighters undertaking emergency operations in relation to foreseeable fire/hazardous material scenarios.
6. That two copies of the emergency plan (detailed in recommendation 5 above) be stored in a prominent 'Emergency Information Cabinet' which is located in a position directly adjacent to facility's main vehicle entry point.
7. That appropriate first aid fire fighting equipment is provided throughout the facility. In addition, that all personnel be trained so that effective first aid fire fighting operations can be undertaken with the equipment provided.
8. FRNSW notes that the Section 9 of the PHA acknowledges that the operation of the proposed development slightly exceeds the SEPP 33 screening thresholds and that additional multi-level risk assessments have been undertaken. The additional assessments have determined that the development is not deemed hazardous or offensive. Notwithstanding, should development consent be granted it is FRNSW recommendation that a condition of consent be imposed requiring a fire safety study (FSS) to be undertaken in accordance with the requirements of Hazardous Industry Planning Advisory Paper No.2 (HIPAP No.2) and that the FSS be approved by FRNSW.



9. In the event of a FSS being undertaken in order to fulfil a condition of development consent, FRNSW recommends that our above recommendations (i.e. 1 to 7 inclusive) be validated by formal analysis undertaken during development of the FSS.

For further information, please contact Arthur Brown of the Fire Safety Assessment Unit, referencing FRNSW file number BFS15/1619 (8935). Please ensure that all correspondence in relation to this matter is submitted electronically to [bfs@fire.nsw.gov.au](mailto:bfs@fire.nsw.gov.au).

Yours faithfully



Station Officer Mark Castelli  
Team Leader  
Fire Safety Assessment Unit  
Community Safety



File Ref. No: BFS16/2745 (12299)  
TRIM Doc. No: D16/90984  
Contact: Senior Firefighter Arthur Brown

22 December 2016

The Director  
Environment, Planning and Development  
Queanbeyan –Palerang Regional Council  
PO Box 90  
QUEANBEYAN NSW 2620

E: [council@qcc.nsw.gov.au](mailto:council@qcc.nsw.gov.au)

Attention: Ms Jacinta Tonner

Dear Madam

Re:

**Integrated and Designated Development Application No 338-2015  
Proposed Waste or Resource Management Facility  
Part Lot 1 DP 1169293, Lots 348-350 DP 8546, Lot 2 DP 1000911,  
172-192 Gilmore Road, 5-7 Kealman Road & 1 Bowen Place  
Queanbeyan West NSW 2620**

On the 6 December 2016 Fire & Rescue NSW (FRNSW) received correspondence from Council inviting comment on an amendment to Development Application (DA) number 338-2015 and an accompanying Environmental Impact Statement (EIS). The DA is in relation to a proposed waste/resource management facility.

The period of exhibition closes on 21 December 2016. FRNSW notes that the consent authority is the relevant Joint Regional Planning Panel (Southern Region) (JRPP).

FRNSW also notes that the EIS was required to be developed in accordance with the Director-General's Requirement's (DGR) of the NSW Department of Planning & Infrastructure (now the Department of Planning & Environment [DPE]). The DGR specified that a preliminary hazard risk screening be undertaken in accordance with the requirements of *State Environmental Planning Policy No.33 (SEPP 33)* and the document '*Applying SEPP 33*' and if necessary a preliminary hazard analysis (PHA) was to be undertaken.





As development consent is still under consideration FRNSW advises that the comments provided below are confined to only part of the EIS. The Fire Safety Study (FSS) included with the EIS has not been assessed.

The relevant details of the EIS assessed by FRNSW are:

- EIS authored by Ms Rebecca Smith of Wild Environment Pty Ltd.
- EIS dated 4 September 2015.
- EIS prepared for SUEZ Environment (SITA Australia Pty Ltd).
- PHA 148189\_PHA\_Rev1 authored by R T Benbow of Benbow Environmental.
- PHA dated 30 April 2015.

The relevant details of the Queanbeyan Resource Recovery Facility DA 2015/338 Additional Information Submission (AIS) are:

- AIS Dated 28<sup>th</sup> October 2016.
- AIS prepared by SUEZ Environment (SITA Australia Pty Ltd).
- AIS incorporating comments from FRNSW report D16/38593 dated 4/5/16

### **Comment**

FRNSW has reviewed the AIS and the following comments, which form the basis of our recommendations to Council and the JRPP, are provided for informative purposes, (please note, FRNSW does not object to our comments being forwarded to the proponent for their information should Council or the JRPP so wish). FRNSW note the following:

1. That the underground carpark has been removed from the proposal.
2. Suez's proposal to install automatic sprinkler systems within buildings and that such installations will comply with the requirements of Clause E1.5 of Part E1 of Volume One of the National Construction Code (NCC).
3. That a smoke detection and alarm system with a connection to the fire brigade and will be installed to comply with the requirements of the NCC. FRNSW also recognise that Suez will consult with FRNSW regarding monitoring and first response protocols for the Emergency Response Plan (ERP) prior to occupancy
4. That a detailed design regarding the containment of fire water runoff will be provided at the Construction Certificate (CC) stage of the development process.
5. That an ERP has been drafted and is to be finalised prior to occupancy.



6. That Suez will implement the storage of two ERP's to be stored in a prominent Emergency Information Cabinet in a position directly adjacent to the sites main vehicle entry point.
7. That Suez will provide appropriate first aid firefighting equipment and training to allow all personnel to undertake effective firefighting operations.
8. That a (FSS) was completed prior to the original EIS.
9. Noted.

**Recommendation/s**

- A. FRNSW recommend that the existing FSS be updated in accordance with Hazardous Industry Advisory Paper No. 2 (HIPAP No. 2) and that the FSS is required to be submitted to FRNSW for approval.
- B. Item 1 in the AIS, regarding FRNSW submission, indicates that Suez operates many resource recycling facilities in Australia and internationally and has considerable experience in fire prevention and suppression. In this regard FRNSW recommends that Suez incorporate any lessons learned into any updated FSS.

For further information, please contact Arthur Brown of the Fire Safety Assessment Unit, referencing FRNSW file number BFS16/2745 (12299). Please ensure that all correspondence in relation to this matter is submitted electronically to [firesafety@fire.nsw.gov.au](mailto:firesafety@fire.nsw.gov.au).

Yours faithfully



Station Officer Mark Castelli  
Team Leader  
Fire Safety Assessment Unit  
Fire Safety Branch



**From:** [Richard Doyle](#)  
**To:** [Jacinta Tonner](#)  
**Cc:** [Noel McCann](#); [Gary McGivern](#)  
**Subject:** 20160205\_RE: DA 338-2015 Waste or Resource Management Facility  
**Date:** Friday, 5 February 2016 3:35:20 PM  
**Attachments:** [04022016150442.pdf](#)

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OPA:HEI (QCC Various DA 338-2015)

Hello Jacinta

Thank you for the emailed referral for the new waste water resources management facility located at 172-192 Gilmore Rd Queanbeyan West. We have reviewed the details provided and provide the following assessment clearance :-

1. The proposed waste water resources management facility building as shown on drawing number 1404/DA/201 located at 172-192 Gilmore Rd , Queanbeyan West built to maximum height RL 615.00 can proceed without further assessment by CASA and Airservices or referral to DIRD subject to the following DA condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower . We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Furthermore as part of the approval conditions on the developer , if a crane is required to construct the new building that will exceed 615.00 , 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating. This assessment process can take up to 8 weeks.

I trust this meets with your approval. Please call me if you have any questions.  
Kind Regards

Richard Doyle  
Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609  
T 02 6275 2209 | F 02 6275 2212

-----Original Message-----

From: Jacinta Tonner [<mailto:Jacinta.Tonner@qcc.nsw.gov.au>]  
Sent: Thursday, 4 February 2016 4:16 PM  
To: Richard Doyle  
Subject: DA 338-2015 Waste or Resource Management Facility

Hello Richard

As discussed with you today please find attached referral for the Waste or Resource Management Facility. The coordinates have been included on the map.

Enjoy your break.

Regards

Jacinta Tonner  
Town Planning Team Leader



Tel: 02 6285 6244  
Web: [www.qcc.nsw.gov.au](http://www.qcc.nsw.gov.au)  
Mail: PO Box 90 Queanbeyan NSW 2620

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**From:** [Richard Doyle](#)  
**To:** [Jacinta Tonner](#)  
**Cc:** [Noel McCann](#); [Gary McGivern](#); [flysafe@infrastructure.gov.au](mailto:flysafe@infrastructure.gov.au); [Aiezza, Tony](#); [Alder, David](#) ([David.Alder@casa.gov.au](mailto:David.Alder@casa.gov.au))  
**Subject:** 20161205\_Amended Plans : DA 338-2015 Waste or Resource Management Facility  
**Date:** Monday, 5 December 2016 11:48:10 AM  
**Attachments:** [PLANS\\_A1\\_01-Floor\\_Plan-27Oct16.pdf](#)  
[PLANS\\_Site\\_Elevations-Proposed-27Oct16.pdf](#)  
[PLANS\\_A1\\_02-Elevations & Section-27Oct16.pdf](#)  
[PLANS\\_Site\\_Plan-Proposed-27Oct16.pdf](#)

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OPA:HEI (QCC Various DA 338-2015 amended plans 02 Dec 2016)

Dear Jacinta

Thank you for the recent email with amended plans and documentation for DA 338-2015 Waste or Resource Management Facility located at 172-192 Gilmore Rd Queanbeyan West. We have reviewed the amended details provided and provide the following assessment advice :-

1. The proposed waste water resources management facility building as shown on new drawing numbers MSA Project No 16-28\_AO\_01(2 sheets) and AO-02 (2 sheets), located at 172-192 Gilmore Rd, Queanbeyan West which confirms the new facility will be built to maximum height RL 615.00. We note the existing Monaro Mix concrete plant tower to the north is higher than the proposed new Waste or Resource Management Facility. Based on this the DA can proceed without further assessment by CASA and Airservices or referral to DIRD for an approval as a controlled activity, subject to the following DA condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower. We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Furthermore as part of the approval conditions on the developer, if a crane is required to construct the new building that will exceed 615.00, 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating. This assessment process can take up to 8 weeks.

I trust this meets with your approval. Please call me if you have any questions.

Regards

Richard Doyle  
Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609  
T 02 6275 2209 | F 02 6275 2212

OPA:HEI (QCC Various DA 338-2015)

Hello Jacinta

Thank you for the emailed referral for the new waste water resources management facility located at 172-192 Gilmore Rd Queanbeyan West. We have reviewed the details provided and provide the following assessment clearance :-

1. The proposed waste water resources management facility building as shown on drawing number 1404/DA/201 located at 172-192 Gilmore Rd, Queanbeyan West built to maximum height RL 615.00 can proceed without further assessment by CASA and Airservices or referral to DIRD subject to the following DA

condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower. We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Furthermore as part of the approval conditions on the developer, if a crane is required to construct the new building that will exceed 615.00, 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating. This assessment process can take up to 8 weeks.

I trust this meets with your approval. Please call me if you have any questions.

Kind Regards

Richard Doyle  
Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609  
T 02 6275 2209 | F 02 6275 2212

-----Original Message-----

From: Jacinta Tonner [<mailto:Jacinta.Tonner@qcc.nsw.gov.au>]  
Sent: Thursday, 4 February 2016 4:16 PM  
To: Richard Doyle  
Subject: DA 338-2015 Waste or Resource Management Facility

Hello Richard

As discussed with you today please find attached referral for the Waste or Resource Management Facility. The coordinates have been included on the map.

Enjoy your break.

Regards

Jacinta Tonner  
Town Planning Team Leader  
Tel: 02 6285 6244  
Web: [www.qcc.nsw.gov.au](http://www.qcc.nsw.gov.au)  
Mail: PO Box 90 Queanbeyan NSW 2620

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**From:** [Richard Doyle](#)  
**To:** [Jacinta Tonner](#)  
**Subject:** 20170926\_Amended Plans : DA 338-2015 Waste or Resource Management Facility  
**Date:** Tuesday, 26 September 2017 12:08:25 PM  
**Attachments:** [PLANS A1 01-Floor Plan-27Oct16.pdf](#)  
[PLANS Site Elevations-Proposed-27Oct16.pdf](#)  
[PLANS A1 02-Elevations & Section-27Oct16.pdf](#)  
[PLANS Site Plan-Proposed-27Oct16.pdf](#)

---

Dear Jacinta

Thank you for your email. Further to our original email we now provide a further option condition for the proposed DA 338\_2015. This is as follows:-

Options 1. The proposed waste water resources management facility building as shown on new drawing numbers MSA Project No 16-28\_AO\_01(2 sheets) and AO-02 (2 sheets), located at 172-192 Gilmore Rd , Queanbeyan West which confirms the new facility will be built to maximum height RL 615.00. We note the existing Monaro Mix concrete plant tower to the north is higher than the proposed new Waste or Resource Management Facility . Based on this the DA can proceed without further assessment by CASA and Airservices or referral to DIRD for an approval as a controlled activity, subject to the following DA condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower . We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Option 2:- If the new building construction is to remain at the original construction height of 617.15m RL which will exceed 615.00 OLS for Canberra Airport, the applicant will need to apply for a Controlled Activity under the Airspace Protection Regulations. To apply for this, the applicant will need to submit full plans 8-10 weeks prior to DA approval, for assessment and referral to CASA and Airservices for aviation safety assessment. This DA plan must include the following :- Plan setting out the site including GPS coordinates of the building location, a ground RL and a RL of the final building construction. Canberra Airport will develop a OLS mapping plan for submission to CASA and ASA. On receipt of the CASA and ASA assessments , should there be no effect on the Canberra Airport procedures, Canberra Airport, on behalf of the QPRC and the Developer will submit the application to the Department of Infrastructure and Regional Development (DIRD) for a Controlled Activity approval under the Airports Act 1996.  
This assessment and approval process can take up to 8- 12 weeks.

( We note there is no chimneys or exhaust and therefore no plumes associated with the DA. )

Crane Requirements:- Furthermore as part of the approval conditions on the developer , if a crane is required to construct the new building that will exceed 615.00 , 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating.

This assessment process can take up to 8 -10 weeks.

Please call if you require further clarifications on the above.

Kind regards

Richard Doyle

Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609  
T 02 6275 2209 | F 02 6275 2212

Hello Richard

As discussed, this is a copy of Canberra Airport's response from December 2016. The proposed facility hall is 12m high with a floor level of 605.15. The building will therefore penetrate the OLS at 615. I am uncertain if the facility could be operational if the building is dropped by 2.15m or more to 614.50 to meet construction error. To address this issue at this late stage I am wondering if your response could be amended slightly with two options that could be included as a condition of consent if development consent is forthcoming from the Joint Regional Planning Panel:

Option 1 - The building is reduced to 615 or lower to 614.50 to allow for construction error or Option 2 - The applicant must seek a controlled activity approval from CASA and AirServices and DIRD for the building to penetrate the OLS 615

You may wish to form a suitable condition of development consent that includes the above options and a requirement for a crane operation plan for assessment. I would include this into a draft set of conditions should development consent be granted.

Many thanks and please call me if you have any questions.

Regards

Jacinta Tonner  
Team Leader Development Control  
Queanbeyan-Palerang Regional Council

Tel: 02 6285 6244  
Web: [www.qprc.nsw.gov.au](http://www.qprc.nsw.gov.au)  
Mail: PO Box 90 Queanbeyan NSW 2620

-----Original Message-----

From: Richard Doyle [<mailto:r.doyle@canberraairport.com.au>]  
Sent: Monday, 5 December 2016 11:48 AM  
To: Jacinta Tonner <[Jacinta.Tonner@qprc.nsw.gov.au](mailto:Jacinta.Tonner@qprc.nsw.gov.au)>  
Cc: Noel Mccann <[n.mccann@canberraairport.com.au](mailto:n.mccann@canberraairport.com.au)>; Gary McGivern  
<[G.McGivern@canberraairport.com.au](mailto:G.McGivern@canberraairport.com.au)>; [flysafe@infrastructure.gov.au](mailto:flysafe@infrastructure.gov.au); Aiezza, Tony  
<[Tony.Aiezza@AirservicesAustralia.com.au](mailto:Tony.Aiezza@AirservicesAustralia.com.au)>; Alder, David ([David.Alder@casa.gov.au](mailto:David.Alder@casa.gov.au))  
<[David.Alder@casa.gov.au](mailto:David.Alder@casa.gov.au)>  
Subject: 20161205\_Amended Plans : DA 338-2015 Waste or Resource Management Facility

OPA:HEI (QCC Various DA 338-2015 amended plans 02 Dec 2016) Dear Jacinta Thank you for the recent email with amended plans and documentation for DA 338-2015 Waste or Resource Management Facility located at 172-192 Gilmore Rd Queanbeyan West. We have reviewed the amended details provided and provide the following assessment advice :-

1. The proposed waste water resources management facility building as shown on new drawing numbers MSA Project No 16-28\_AO\_01(2 sheets) and AO-02 (2 sheets), located at 172-192 Gilmore Rd , Queanbeyan West which confirms the new facility will be built to maximum height RL 615.00. We note the existing Monaro Mix concrete plant tower to the north is higher than the proposed new Waste or Resource Management Facility . Based on this the DA can proceed without further assessment by CASA and Airservices or referral to DIRD for an approval as a controlled activity, subject to the following DA condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower . We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Furthermore as part of the approval conditions on the developer , if a crane is required to construct the new building that will exceed 615.00 , 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating.

This assessment process can take up to 8 weeks.

I trust this meets with your approval. Please call me if you have any questions.

Regards

Richard Doyle  
Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609 T 02 6275 2209 | F 02 6275 2212

OPA:HEI (QCC Various DA 338-2015)

Hello Jacinta

Thank you for the emailed referral for the new waste water resources management facility located at 172-192 Gilmore Rd Queanbeyan West. We have reviewed the details provided and provide the following assessment clearance :-

1. The proposed waste water resources management facility building as shown on drawing number 1404/DA/201 located at 172-192 Gilmore Rd , Queanbeyan West built to maximum height RL 615.00 can proceed without further assessment by CASA and Airservices or referral to DIRD subject to the following DA condition:-

Due to the location of the development site under approach and take-off surface's for RWY 17/35, to ensure the building does not exceed 615.00, the developer provides QCC and Canberra Airport with a survey certificate confirming the as-installed building height is RL 615.00 or lower . We recommend that, if possible the max height of the new building be lowered to 614.50 to allow for construction error.

Furthermore as part of the approval conditions on the developer , if a crane is required to construct the new building that will exceed 615.00 , 8 weeks prior to construction commencement, the Developer submits a crane operation plan for assessment and referral to CASA and Airservices for aviation safety assessment. This crane operation plan includes the following :- Plan setting out the site including GPS coordinates of the crane operating location, a ground RL and a RL of the maximum boom height of the crane when operating. This assessment process can take up to 8 weeks.

I trust this meets with your approval. Please call me if you have any questions.

Kind Regards

Richard Doyle  
Manager – Aeronautical Business | Canberra Airport

2 Brindabella Circuit | Brindabella Business Park ACT 2609 T 02 6275 2209 | F 02 6275 2212

-----Original Message-----

From: Jacinta Tonner [<mailto:Jacinta.Tonner@qcc.nsw.gov.au>]  
Sent: Thursday, 4 February 2016 4:16 PM  
To: Richard Doyle  
Subject: DA 338-2015 Waste or Resource Management Facility

Hello Richard

As discussed with you today please find attached referral for the Waste or Resource Management Facility. The

coordinates have been included on the map.

Enjoy your break.

Regards

Jacinta Tonner  
Town Planning Team Leader  
Tel: 02 6285 6244  
Web: [www.qcc.nsw.gov.au](http://www.qcc.nsw.gov.au)  
Mail: PO Box 90 Queanbeyan NSW 2620

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## Planning & Environment

### Industry Assessments

Contact: Lawrence Huang

Phone: (02) 9228 6236

Fax: (02) 9228 6555

Email: [Lawrence.Huang@planning.nsw.gov.au](mailto:Lawrence.Huang@planning.nsw.gov.au)

Mr Peter Tegart  
General Manager  
Queanbeyan City Council  
PO Box 90  
QUEANBEYAN NSW 2620

Our ref: 13/12990

Your ref: 338-2015

via: [council@gcc.nsw.gov.au](mailto:council@gcc.nsw.gov.au)

Dear Mr Tegart

**Proposed Resource Recovery Facility  
Gilmore Road, Queanbeyan West, Queanbeyan Local Government Area  
Review of Designated Development Application Submissions**

Thank you for your letter of 14 March 2016, which forwarded copies of submissions received during the period of public exhibition for the above proposal in accordance with section 80(9) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

The Department has reviewed the submissions and notes that there are no issues of State or regional significance that apply to the proposal. The General Terms of Approval provided by the Environment Protection Authority (EPA) should be incorporated into any development consent granted by the Council.

It would be appreciated if a copy of Council's determination could be forwarded to the Department for our records. Should you have any enquiries, please contact Lawrence Huang, Planning Services, at the Department on (02) 9228 6236.

Yours sincerely

Chris Ritchie

Director

Industry Assessments

11/4/16

**From:** [SATTOUF Hala](#)  
**To:** [Chelsea Newman](#)  
**Cc:** [Council Mailuser](#); [TSTANTARLIS Renee](#)  
**Subject:** FW: OK TO SEDND ? Attention: Chelsea Newman - Your Ref: DA 338-2015 waste management facility - RMS Ref: STH14/00178/02  
**Date:** Tuesday, 13 October 2015 1:50:51 PM

---

Dear Chelsea Newman,

I refer to your letter dated 18 September 2015 regarding the subject development application.

RMS notes that this development will increase the number of movements at the junction of Canberra Avenue and Kealman Road. The developer has not adequately considered the impacts on this junction. RMS is concerned that this junction may not have the capacity to safely cater for this developments. RMS is particularly concerned with the capacity of the right turn lane on Canberra Avenue and the delays for the right turn movement from Kealman Road onto Canberra Avenue.

On this basis, RMS does not support the development in its current form. RMS considers that the following issues needs to be addressed by the developer:

- Heavy vehicle traffic generation rates need to be justified. RMS does not consider it acceptable or reasonable to use pro rata methodology to distribute total movements into hourly movements.
- Staff movements need to be considered.
- Intersection analysis using SIDRA needs to be carried out, based on traffic counts for existing AM and PM peaks. This base model needs to be calibrated using on site observations of queue lengths and delay. The future development scenario needs to consider movements associated with the already approved component of this development site. It needs to consider both heavy vehicle and staff movements.
- Depending on the results of the analysis, the developer needs to identify an appropriate intersection treatment.

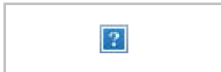
RMS will reconsider the application when the above issues have been addressed.

If you have any questions please feel free to give me a call.

Hala Sattouf  
Development Assessment Officer  
Network NSW | Journey Management  
T 02 4221 2769 M 0429 505 979  
[www.rms.nsw.gov.au](http://www.rms.nsw.gov.au)  
***Every journey matters***

**Roads and Maritime Services**

Level 4 90 Crown Street Wollongong NSW 2500



Before printing, please consider the environment

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Our Ref: STH14/00178  
Contact: Jesse Fogg 4221 2566  
Your Ref: STH14/00178



**Transport**  
Roads & Maritime  
Services

1 February 2016

Jacinta Tonner  
Queanbeyan City Council  
BY EMAIL: [council@qcc.nsw.gov.au](mailto:council@qcc.nsw.gov.au)

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 1169293, LOTS 348, 349 & 350 DP 8546, LOT 2 DP 1000911, 5 & 7 KEALMAN ROAD, 1 BOWEN PLACE AND 172-192 GILMORE ROAD, QUEANBEYAN WEST NSW 2620**

Dear Madam

Roads and Maritime Services (RMS) refers to your letter dated 8 January 2016 regarding the subject development application.

The application does not provide enough information to assess the impacts of the development. RMS needs the following information:

- Provide evidence of the existing traffic movements for Stage 1 to justify the assumptions and prediction of the impact Stage 2 will have on the road network.

Depending on the evidence presented a SIDRA analysis may still be required.

RMS will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Jesse Fogg on 4221 2566.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Chris Millet".

Chris Millet  
Manager Land Use  
Southern Region

**Roads & Maritime Services**

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520  
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12 September 2016

Jacinta Tonner  
Queanbeyan- Palerang City Council  
BY EMAIL: council@qrpc.nsw.gov.au

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 842216, 172-192 GILMORE ROAD,  
QUEANBEYAN WEST NSW, WASTE FACILITY**

---

Dear Sir/Madam

Roads and Maritime Services (RMS) refers to your email received on the 29<sup>th</sup> August 2016 regarding the additional information provided for the subject development application.

RMS has reviewed the submitted information and does not support the application in its current form. In this regard the following comments are provided for your consideration:

- RMS continues to have concerns with the intersection of Canberra Avenue (Kings Highway) and Kealman Road. The applicant has not provided enough information to assess the impacts that the development will create on this intersection.
- RMS requires existing traffic counts for the AM and PM peak periods to be provided.
- Based on the abovementioned traffic counts RMS may require Intersection modelling using SIDRA to be undertaken for the junction of Canberra Avenue with Kealman Road considering the following:
  - Full development of the site.
  - AM and PM peaks volumes and business peak volumes.
  - Existing traffic volumes with and without development and 10 year projected volumes with and without the development.
  - The base SIDRA models must be calibrated with on-site observations in the AM and PM peak. This can be done by measuring existing queue lengths and delays.
- The applicant then needs to identify suitable infrastructure required to ameliorate any traffic impacts and safety impacts associated with the development. Concept plans need to be provided for any works proposed within the road reserve prior to determination to demonstrate that they can be constructed within the road reserve. If the works could not be constructed within the road reserve, RMS would not support the proposal unless appropriate legally binding arrangements were in place to ensure that the appropriate land required to construct the works could be obtained.

**Roads & Maritime Services**

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It should be noted that RMS will not support the development in its current form, and will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Amanda Priestley on (02) 4221 2771.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K Westlake', written in a cursive style.

Kendrick Westlake  
A/Manager Land Use  
Southern Region

19 December 2016

Jacinta Tonner  
Queanbeyan-Palerang Regional Council  
council@qrpc.nsw.gov.au

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 842216, 172-192 GILMORE ROAD,  
QUEANBEYAN WEST, WASTE FACILITY**

Dear Jacinta,

Roads and Maritime Services (RMS) refers to your letter dated 30 November 2016 regarding the subject development application.

RMS has reviewed the submitted information and does not support the application in its current form. In this regard RMS reiterates the following comments:

- RMS continues to have concerns with increasing heavy vehicle volumes through the intersection of Canberra Avenue (Kings Highway) and Kealman Road. RMS recognises that the developer has indicated that the peak traffic generation of the development is likely to occur outside of the peak for traffic travelling along the Canberra Ave. In this regard RMS considers the developer should undertake traffic counts at the intersection of Canberra Ave and Kealman Road for both the proposed development peak hour and the existing Canberra Ave peak.
- Based on the abovementioned traffic counts, the developer needs to undertake SIDRA intersection modelling for the intersection of Canberra Avenue and Kealman Road, for the two peak scenario's discussed above. Consideration needs to be given to:
  - Full development of the site
  - AM and PM peak volumes and business peak volumes
  - The base SIDRA models must be calibrated with on-site observations in the AM and PM peak. This can be done by measuring existing queue lengths and delays
  - Electronic copies of all SIDRA modelling files are required for RMS review
- RMS highlights that SIDRA intersection modelling had previously been requested in relation to the previous DA (337-2014). RMS understands that while consent to the DA was granted by Council without the requested modelling having been undertaken, the applicant was formally advised by Council that modelling would be required prior to the determination of any future expansion of the development.
- Additionally, RMS notes that the developer has indicated that articulated vehicles cannot undertake the left turn from Bowen Place into Kealman Road without using the full sealed width of Kealman Road. RMS notes the developer intends to prevent large articulated vehicles from undertaking this manoeuvre. However it is unclear how the

Roads & Maritime Services

developer intends to restrict this movement.

RMS will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Melissa Steep on 4221 2771.

Yours faithfully,



Kendrick Westlake  
A/Manager Land Use  
Southern Region

Our Ref: STH14/00178/06  
Contact: Amanda Priestley  
Your Ref: 338-2015



**Transport**  
Roads & Maritime  
Services

7 July 2017

Jacinta Tonner  
Queanbeyan- Palerang Regional Council  
BY EMAIL: council@qprc.nsw.gov.au

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 1169293, LOTS 348, 349 & 350 DP 8546, LOT 2 DP 1000911, 5 & 7 KEALMAN ROAD, 1 BOWEN PLACE AND 172-192 GILMORE ROAD, QUEANBEYAN WEST- WASTE FACILITY**

Dear Jacinta

Roads and Maritime Services (RMS) refers to your email dated 14 June 2017 regarding the above development application (DA).

RMS has reviewed the additional information provided which includes the traffic report prepared by TTW, dated April 2017 and advises that the DA does not provide sufficient information to assess the impacts of the development on the adjoining classified road. As such, RMS provides the following comments and requests the submission of additional information as detailed below:

- RMS notes that its previous requirement for existing traffic counts for the two identified peak periods has not been provided. RMS also notes the reasoning provided by the applicant for not requiring SIDRA analysis, however it considers that observations alone cannot foresee the impact of the future traffic generation, including the proposed development. Therefore the requested SIDRA data (refer to RMS letters dated 12 September 2016 and 19 of December 2016, attached) should be provided, to allow proper assessment of the proposal; and
- The turning paths for a 25m B-double should be applied to the intersection of Gilmore Road and Canberra Avenue to ensure the existing layouts cater for this size vehicle.

In addition to the above, RMS provides the following comments regarding the current design and impacts on the local road system for Council's consideration:

- Turning templates show a 12.5m large rigid vehicle would be unable to make the left turn from Kealman Road into Bowen Place at the same time as a 25m B-double was exiting Bowen Place. This should be addressed/ameliorated in future amendments;

**Roads & Maritime Services**

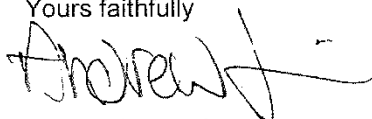
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- There is currently no provision restricting heavy vehicles from turning into Kealman Road from Canberra Avenue, therefore additional measures would be required to prevent vehicles larger than a car attempting the right turn from Kealman Road into Bowen Place;
- The turning paths on sheets C101 and C103 show the vehicle turning from the wrong side of Gilmore Road when entering the site. AUSTROADS turning templates indicate the vehicles appear to be able to enter the driveway from the correct side of the road. This should be confirmed with lodgement of amended turning path plans;
- Turning paths for a 25m B-double should be applied to the junction of Kealman Road and Gilmore Road to ensure the existing layouts cater for this size vehicle;
- RMS notes that the kerb return at the junction of Kealman Road and Bowen Place has been extended to prevent larger vehicles from making the left turn from Bowen place into Kealman Road. Investigations into the other properties that access from Bowen Place should be consulted to ensure that this proposed change will not affect their truck movements; and
- RMS notes that any signage on public roads should be standard signs for example a 'no right turn' sign should be R2-6 type. Any signage may need to be approved through the local traffic committee, and the appropriate road occupancy approval would be required prior to installation.

RMS will reconsider the application once the above issues are addressed to its satisfaction. If you have any questions please contact Amanda Priestley on (02) 4221 2576.

Please ensure that any further email correspondence is sent to [development.southern@rms.nsw.gov.au](mailto:development.southern@rms.nsw.gov.au).

Yours faithfully



Andrew Lissenden  
A/Manager Land Use  
Southern Region

---

**Roads & Maritime Services**

Level 4, Southern Regional Office, 90 Crown Street, Wollongong NSW 2500 | PO Box 477 Wollongong East NSW 2520  
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Our Ref: STH14/00178/04  
Contact: Amanda Priestley (02) 4221 2771  
Your Ref: DA338/2015



**Transport**  
Roads & Maritime  
Services

12 September 2016

Jacinta Tonner  
Queanbeyan- Palerang City Council  
BY EMAIL: council@qrpc.nsw.gov.au

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 842216, 172-192 GILMORE ROAD,  
QUEANBEYAN WEST NSW, WASTE FACILITY**

---

Dear Sir/Madam

Roads and Maritime Services (RMS) refers to your email received on the 29<sup>th</sup> August 2016 regarding the additional information provided for the subject development application.

RMS has reviewed the submitted information and does not support the application in its current form. In this regard the following comments are provided for your consideration:

- RMS continues to have concerns with the intersection of Canberra Avenue (Kings Highway) and Kealman Road. The applicant has not provided enough information to assess the impacts that the development will create on this intersection.
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Roads & Maritime Services

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C17154643

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Yours faithfully

A handwritten signature in black ink, appearing to read 'K Westlake', written in a cursive style.

Kendrick Westlake  
A/Manager Land Use  
Southern Region

Our Ref: STH14/00178/05  
Contact: Melissa Steep 4221 2771  
Your Ref: DA338/2015



**Transport**  
Roads & Maritime  
Services

19 December 2016

Jacinta Tonner  
Queanbeyan-Palerang Regional Council  
council@qrpc.nsw.gov.au

**DEVELOPMENT APPLICATION 338-2015 – LOT 1 DP 842216, 172-192 GILMORE ROAD,  
QUEANBEYAN WEST, WASTE FACILITY**

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C17154643

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Yours faithfully,

A handwritten signature in black ink, appearing to read 'K Westlake', written in a cursive style.

Kendrick Westlake  
A/Manager Land Use  
Southern Region