

## **APPENDIX H**

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### **EXTRACTS FROM DA337-2014 and DA16-2015**

#### **DA337-2014 – Truck Depot and Waste Transfer Station**

Extract from Notice of Determination

Extract from approved plans

Extract from the Statement of Environmental Effects (SEE)

#### **DA16-2015 – Extract Industries**

Extract from Notice of Determination

Extract from approved plans

Ref: 337-2014

20-Dec-2014

Mr B R McPherson  
964 Old Cooma Road  
GOOGONG NSW 2620

Dear Sir/Madam

Council is pleased to advise that your Development Application No 337-2014 relating to PT LOT 1 DP 1169293, No. 172-192 Gilmore Road, QUEANBEYAN WEST NSW 2620 has been approved. The 'Notice of Determination' is attached.

It is important that you carefully read the notice and the accompanying notes, and that any requirements and rights are fully understood before proceeding with the development.

*You are advised that a **Construction Certificate (Building)** must also be issued prior to the commencement of any work on the development. In this regard, you may choose Council to issue the Certificate or, alternatively, it may be issued by a private certifier.*

*The attached information Sheet provides further information on Construction Certificates (Building).*

Please also be advised that any future applications for the intensification of this use will require a **full traffic analysis** in accordance with the NSW Roads and Maritime Services requirements.

Should you have any further enquiries please contact Katrena Browne of Council's Sustainability and Better Living Section on 6285 6244.

Yours faithfully

M J Thompson  
Group Manager  
Sustainability and Better Living

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# NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

*issued under the Environmental Planning and Assessment Act 1979 Section 81(1)(a)*

**TO: Mr B R McPherson  
964 Old Cooma Road  
GOOGONG NSW 2620**

Development Application No: **337-2014**

Land to be Developed **172-192 Gilmore Road, QUEANBEYAN WEST  
NSW 2620  
PT LOT 1 DP 1169293**

Proposed Development (this consent is issued in respect of the following matters):

Development Description: **Truck depot and waste transfer station (Paper,  
cardboard, fluorescent tubes and batteries)**

Decision of Council **Approved with conditions**

Date of Decision: **19-Dec-2014**

Consent to Operate From: **19-Dec-2014**

Consent to Lapse on: **19-Dec-2019**

## CARPARKING AND ACCESS

### 14. CAR PARKING TO COMPLY WITH AS2890

**All car parks must comply with AS2890 – 2004 Parking Facilities.**

REASON: To provide adequate off-street car parking. (66.04)

## SAFER BY DESIGN

### 15. NON-STANDARD SAFER BY DESIGN CONDITION

**The car parking and truck parking court area shall be lit during the night.  
The lighting must consist of sensor lighting that is activated by movement.**

REASON: To ensure that the court area complies with the principles of safer by design. (71.01)

## ENVIRONMENTAL

### 16. NON STANDARD ENVIRONMENTAL CONDITION

**Storage of Dangerous Goods to comply with NSW WorkCover Code of Practice for Dangerous Goods and AS1940-2004 The storage and Handling of Flammable and Combustible liquids.**

REASON: To satisfy the requirements of *Work Health and Safety Act 2011* and to protect public health. (76.01)

### 17. NON STANDARD ENVIRONMENTAL CONDITION

**Vehicles moving outside of normal business hours must not travel along the residential areas of Gilmore Road until the normal business hours commencing after 7am in the morning.**

REASON: To ensure that noise is minimised for residential properties. (76.01)

### 18. NON STANDARD ENVIRONMENTAL CONDITION

**The applicant to provide equipment and materials for cleanup at the premises to deal with spills or leaks of dangerous goods, including absorbent material and decontaminating material. Any spills should be cleaned up immediately.**

REASON: To ensure protection of the environment and public safety. (76.01)

### 19. NON STANDARD ENVIRONMENTAL CONDITION

**The storage container for dangerous goods must be well ventilated.**

REASON: To ensure compliance with *Work Health and Safety Act 2011*. (76.01)





**Gilmore Road, Queanbeyan West**  
**Truck Maintenance and Depot and Waste**  
**Transfer Facility – Change of Use**  
**SITA Australia**

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**Statement of Environmental Effects**

**September 2014**

**wildenvironment**  
environmental planning and management solutions  
PO Box 66,  
Annandale NSW 2038

## EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared by Wild Environment Pty Ltd for SITA Australia (SITA) to support a development application to Queanbeyan City Council for the internal fit out, fire safety upgrade, and the acceptance, temporary storage and transfer of waste at 184 Gilmore Road, Queanbeyan West.

The SEE assesses the impacts of the proposal as part of the development approval process.

The proposal is to accept, temporarily store and transfer:

- Up to 3,000 tonnes per year of paper and cardboard to be bailed on the site;
- Minor amounts of fluorescent tubes and batteries.

The proposal also consists of the following activities:

- Internal fit out and fire safety upgrade of the existing building;
- Bin repair;
- Paint bay;
- Wash bay; and
- Bin storage.

The above works would require minor changes to the existing building at the site, including the removal of some existing walls and the construction of new internal walls and ensuring the existing building complies with current Building Code of Australia requirements (including disability access requirements, parking and fire safety).

This SEE assesses the proposed development as required under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

SITA has operated similar facilities in NSW and across Australia for the past twenty years. SITA has ISO-14001 Series accreditation for its environmental management systems and AS-4810 accreditation of its occupational health and safety system. Incident management and emergency response procedures would be implemented in consultation with NSW Fire Brigades for the development.

The environmental assessment concludes that the proposal would have negligible environmental and community impact, and would not adversely impact on neighbouring land uses. The proposal was concluded to be consistent with all planning instrument requirements, and would provide an important service to the local commercial and household community.

The proposed development is also concluded to fully comply with all legislative, statutory and policy guidelines of the NSW Government and Queanbeyan City Council.



#### **4.2.4 Site Operations**

##### **4.2.4.1 Traffic and Transport**

The proposal consists of up to 40 heavy vehicle movements per day. Empty trucks will commence leaving the site at 12 midnight, with 40% of trucks to have left the site by 3am and all trucks by 8am. All trucks are to reverse into the parking spots the afternoon prior and will only leave in a forward direction. No beepers will be used between 6pm and 6am.

Truck parking spaces have been made available as part of the proposal, and as such, queuing on the surrounding road network is not anticipated.

##### **4.2.4.1 Operating Hours**

Site operations would be 24 hours per day, seven days per week. This would allow services to be offered across a range of waste collection times and minimise congestion and travel time associated with operations during peak hours. See **Sections 5.3** for further detail on noise and traffic.

#### **4.2.5 Costs, Funding and Staging**

The capital cost for the proposed development would be approximately \$300,000. The proposed development would employ 38 employees during peak operation.

### **4.3 AUXILLIARY FACILITIES**

Minor construction would be carried out to connect existing utilities such as electricity, potable water, and wastewater to and from the site.

Water management at the site must meet the requirements Queanbeyan Council and OEH requirements. Best practice controls are proposed for water cycle management at the site and facilities and include:

- All runoff / leachate that has come into contact with maintenance, waste storage areas, washdown or refuelling areas would be captured and treated prior to discharge;
- All captured water would be treated and discharged to Queanbeyan Councils existing sewer in accordance with trade waste agreement standards;
- Stormwater would be managed

The site would be protected by fences and a security gate would also be installed at the front of the property. Public access to the site would be restricted.

Fire detection and prevention system would be installed to meet the Building Code of Australia (BCA) and SITA policy requirements. This would include hydrants, hose reels, fire extinguishers, sprays and detectors. The site would be staffed at all times during operation and all staff would be trained in fire detection and fire-fighting.

### **4.4 CONSTRUCTION OF THE PROPOSED DEVELOPMENT**

Construction activities associated with the proposed development would include:

- Removal of existing structures within the main building
- Renovation of existing office facilities within the main building
- Use of hardstand areas for parking and storage



# NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

*issued under the Environmental Planning and Assessment Act 1979 Section 81(1)(a)*

**TO: Mr B McPherson  
9 Bowen Place  
QUEANBEYAN WEST NSW 2620**

Development Application No: **16-2015**

Land to be Developed **7 Kealman Road, QUEANBEYAN WEST NSW  
2620  
LOT 2 DP 1000911  
1 Bowen Place, QUEANBEYAN WEST NSW  
2620  
LOTS 348,349,350 in DP 8458  
170 Gilmore Road, QUEANBEYAN WEST  
NSW 2620  
Lot 1 DP 1169293**

Proposed Development (this consent is issued in respect of the following matters):

Development Description: **Extractive Industry**

Decision of Council **Approved with conditions**

Date of Decision: **26-Jun-2015**

Consent to Operate From: **26-Jun-2015**

Consent to Lapse on: **26-Jun-2020**

14. IN ACCORDANCE WITH THE APPROVED PLANS

**The development must be carried out generally in accordance with all of the documents accompanying the development application and with the plans bearing the Queanbeyan City Council approval stamp, and any amended plans approved under subsequent modification(s) to the development consent, except where varied by notations made in red ink by Queanbeyan City Council or conditions of approval.**

**In the event of any inconsistency between conditions of this consent and the drawings/documents referred to above, the conditions of this consent prevail.**

REASON: To ensure the development is completed in accordance with the approved plans and the development consent. **(59.02)**

15. SITE GRADING

**At the completion of excavation works a plan is to be provided to Council demonstrating that the site can achieve an average grade of >1% to allow the site to drain to Gilmore Road.**

REASON: To ensure the site can be drained in a safe and satisfactory manner **(59.01)**

16. FINISHED LEVEL

**The finished level of the site shall be no less than RL604.7 in accordance with the Volume Plan prepared by 4D Surveying, Plan number 17980-03 COMBINED.dwg, dated 13.08.2013.**

REASON: To ensure the extractive industry remains within the threshold for Designated Development as described in Part 1, Schedule 3 of the *Environmental Planning and Assessment Regulation 2000* **(59.01)**

