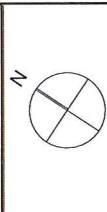


This architectural site plan depicts a building complex with various functional areas and surrounding infrastructure. The plan includes the following details:

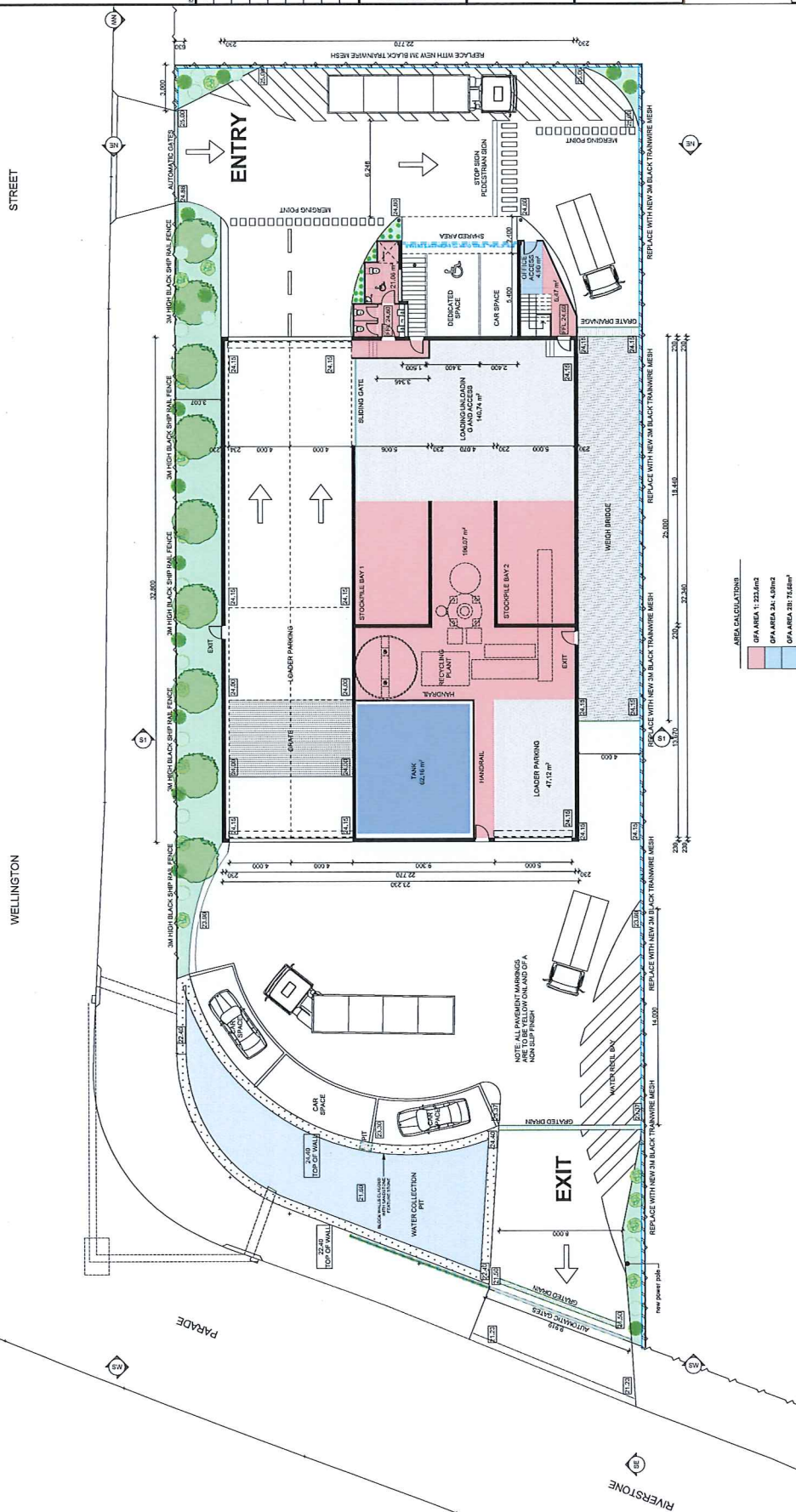
- Building Layout:** The main building contains a **LOADER PARKING** area (47.12 m²), a **HAZARDOUS WASTE** storage area, a **WATER COLLECTION** tank, and a **WATER TREATMENT** system. It also features a **GRATED DRAIN** and a **NEW POWER POLE**.
- Parking and Access:** There are several parking zones, including **LOADER PARKING** (10 spaces) and **STOCKPILE BAY 1**. Access points are marked with **ENTRY** and **EXIT** arrows.
- Infrastructure:** The plan shows a **PARADE** area, a **STREET**, and a **RIVERSTONE** area. It also includes a **NEW POWER POLE** and a **NEW 3M BLACK TANNYRE MESH** fence.
- Area Calculations:**
 - GFA AREA 1: 22.6m²
 - GFA AREA 2A: 4.8m²
 - GFA AREA 2B: 75.8m²
- Notes:** A note states: "NOTE: ALL PAVEMENT MANURES ARE TO BE YELLOW OIL RESISTANT".
- Scale and Orientation:** A scale bar indicates distances from 0 to 200 meters. A north arrow points towards the top right of the plan.

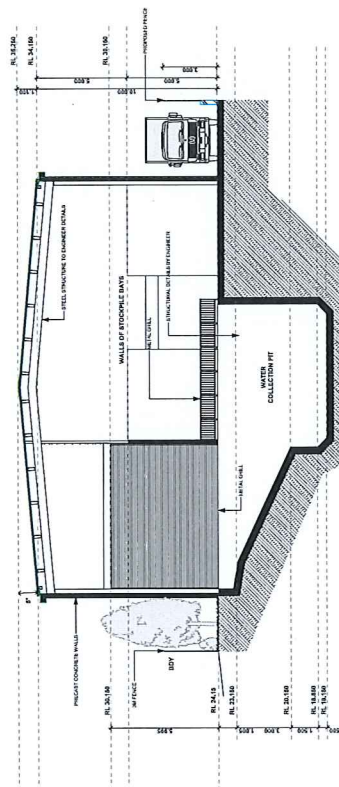
arkitekton pty ltd
ABN 80 063 981 279

CLIENT	K + P LIDDELL
ADDRESS	No. 144-146 RIVERSTONE PARADE, RIVERSTONE

DRAWING TITLE:
SITE LAYOUT

SCALE: 1:100 @A0	DATE: 13/12/2015
DRAWN BY: FA	CHECKED BY: AC
ISSUE: J	DRAWING NO:
JOB NO:	3
PLOT DATE: 13/12/2015	

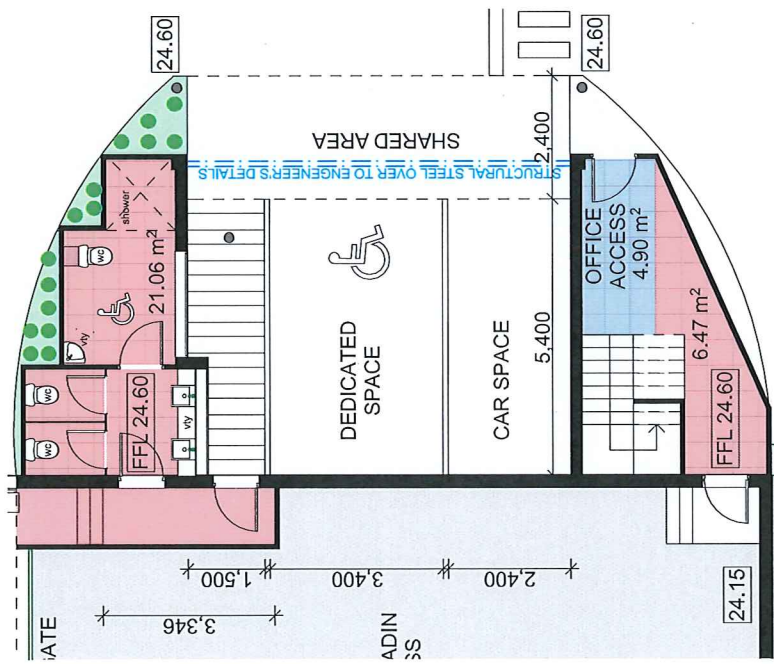
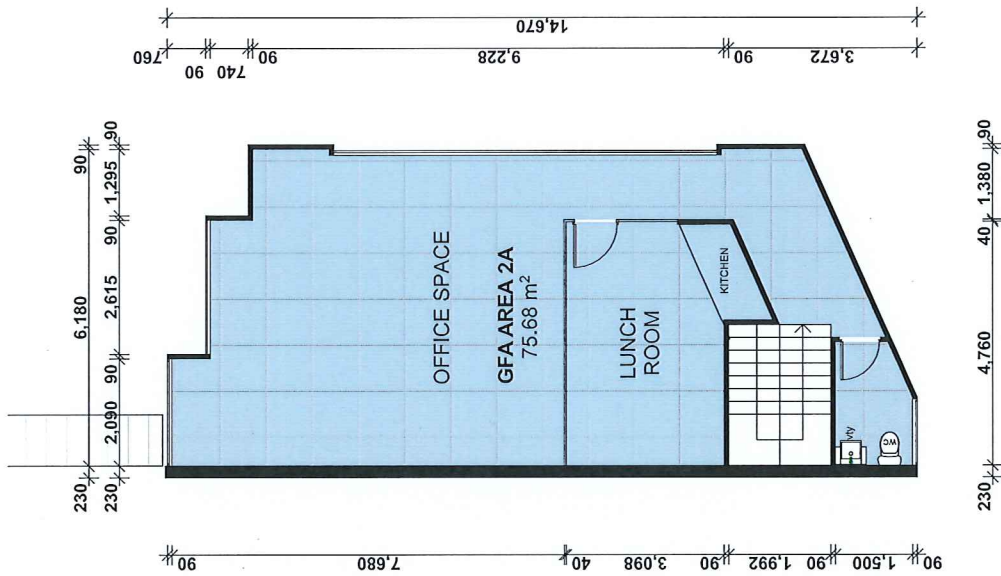


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Section

1:100

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Planning & Environment

Office of the Secretary

Ms Marian Higgins
TPG Town Planning and Urban Design
PO Box 1612
North Sydney NSW 2059

14/19306

Dear Ms Higgins

Proposed Slurry Recycling Plant, Riverstone Secretary's Environmental Assessment Requirements (SEAR) 867

Thank you for your request for the Secretary's Environmental Assessment Requirements (SEARs) for the preparation of an Environmental Impact Statement (EIS) for the above development proposal. I have attached a copy of these requirements.

In support of your application, you indicated that the proposal is classified as both designated and integrated development under Part 4 of the *Environmental Planning and Assessment Act 1979* and would require approvals under the *Protection of the Environment Operations Act 1997* and the *Roads Act 1993*.

In preparing the SEARs, the Department has referred the proposal to the relevant agencies for comment. These SEARs are issued on the basis that Blacktown City Council is satisfied that the proposal is permissible and can be determined. If other integrated approvals are identified before the Development Application is lodged, you must undertake your own direct consultation with the other relevant agencies, and address their requirements in the EIS.

If your proposal contains any actions that could have a significant impact on matters of National Environmental Significance, then it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. If you have any questions about the application of the EPBC Act to your proposal, you should contact the Department of the Environment on (02) 6274 1111 or www.environment.gov.au

Should you have any further enquiries, please contact Chris Ritchie, Manager – Industry, at the Department on (02) 9228 6413.

Yours sincerely

Carolyn McNally
Secretary 18/11/14

Environmental Assessment Requirements

Section 78A (8) of the *Environmental Planning and Assessment Act 1979*.

Designated Development

SEAR Number	867
Development	Slurry Recycling Plant
Location	144-146 Riverstone Parade, Riverstone (Lot 7 Section 5 in DP 744 and Lot 2 DP 1039595)
Applicant	Non Destructive Excavations Australia Pty Ltd
Date of Issue	November 2014
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> .
Key Issues	The EIS must include an assessment of all potential impacts of the proposal on the existing environment including on adjoining land and develop appropriate measures to avoid, minimise, manage and monitor these impacts. As part of the EIS assessment, the following specific matters must also be addressed: • strategic context – including: - detailed justification for the proposal and suitability of the site for the proposed development; and - demonstration that the proposal is generally consistent with all relevant environmental planning instruments, development control plans (DCPs) and strategic policy documents, with justification provided for any inconsistencies. • soil and water – including: - an assessment of all potential surface water, groundwater and wastewater impacts that could occur during and as a result of the proposal; - identification of any water licensing requirements or other approvals required under the <i>Water Act 1912</i> and/or the <i>Water Management Act 2000</i> - a description of the controls to be implemented during and post construction to minimise waste water generation, erosion and sediment mobilisation and manage stormwater; and - identification of likely water demand and supply, disposal methods (including volume, quality and discharge frequency) and water supply, storage and stormwater infrastructure. • air quality – including a quantitative odour and dust impact assessment in accordance with relevant Environment Protection Authority (EPA) guidelines. • noise and vibration – including a quantitative noise impact assessment in accordance with relevant EPA guidelines. • traffic and transport – including: - an assessment of impacts to the function and performance of key local roads and intersections; and - details of any necessary offsite road or intersection upgrades and vehicular access, circulation, turning areas and parking on site. • waste management – including: - identification of waste streams and how each would be minimised, managed, stored and disposed of in accordance with relevant guidelines; - a description of the waste processing related to the facility, including reuse, recycling, reprocessing or treatment both on-site and off-site;

	- protocols for the management and disposal of solid waste; and - wastewater management for the development. • visual – particularly from private receptors and public vantage points. • heritage – including both Aboriginal and non-Aboriginal cultural heritage.
Environmental Planning Instruments and other policies	The EIS must assess the proposal against applicable environmental planning instruments and other relevant policies, including but not limited to: • <i>State Environmental Planning Policy No.33 Hazardous and Offensive Development</i> • <i>State Environmental Planning Policy (Infrastructure) 2007;</i> • <i>Blacktown Local Environmental Plan 1988;</i> • <i>Draft Blacktown Local Environmental Plan 2013;</i> • <i>Blacktown Development Control Plan 2006;</i> • <i>Draft North-West Subregional Strategy;</i> • <i>Draft Metropolitan Strategy for Sydney to 2031;</i> and • Section 94 plans.
References	During the preparation of the EIS you should consult the Department's Register of Development Assessment Guidelines which is available on the Department's website at planning.nsw.gov.au under Development Proposals/Register of Development Assessment Guidelines. Whilst not exhaustive, this Register contains some of the guidelines, policies, and plans that must be taken into account in the environmental assessment of the proposed development.
Consultation	During the preparation of the EIS, you must consult all relevant local, State and Commonwealth Government authorities, service providers and community groups and include details of the consultation process followed, and address any issues that are raised in the EIS. In particular, you must consult with the: • Environment Protection Authority; • Office of Environment and Heritage; • Department of Primary Industries; • Roads and Maritime Services; • Blacktown City Council; and • surrounding landowners and occupiers that may be impacted by the proposal.
Further consultation after 2 years	If you do not lodge the development application within 2 years of the issue date of these SEARs, you must consult with the Secretary in relation to the requirements for lodgement.

Compliance with Section 79C of the Environmental Planning and Assessment Act 1979

Heads of Consideration 79C	Comment	Complies
a. The provisions of: (i) Any environmental planning instrument (EPI)	The provisions of the relevant EPIs relating to the proposed development are summarised under Section 6 of this report. The proposal is consistent with the relevant controls in Blacktown LEP 2015. It is a permissible land use within the IN 1 General Industrial zone and satisfies the zone objectives. Clause 7.8 applies because the site is within 250 metres of land in a residential zone. It lists seven matters to be considered. Of relevance are cl. 7.8 (2) (d) and (e). The delivery of slurry material by truck during the night will produce noise that is unacceptable in this location. This is discussed in Section 9 of this report. To satisfy clause 7.8 it is necessary to attach conditions limiting the hours of operation to avoid night time deliveries.	Yes subject to conditions of consent
(ii) Any development control plan (DCP)	The Blacktown DCP 2015 applies to the site. The proposed development is compliant with all of the numerical controls established under the DCP, with the exception of car parking and impact on residential neighbours. The variations are discussed in detail under Section 9 and are considered acceptable. Given that the non-compliances are considered justified, it is recommended that the development be supported in its current form, subject to conditions.	
(iii) The regulations		
b. The likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality	An assessment of the key issues relating to the proposed development is provided under section 9. It is considered that the likely impacts of the development, including traffic, noise, parking and access, stormwater, waste management and pollution can be satisfactorily addressed through conditions. In view of the above it is considered that the proposed development will not have any unacceptable social, economic or environmental impacts.	Yes subject to conditions of consent
c. The suitability of the site for the development	The subject site is zoned for industrial use and the resource recovery facility is permissible on the site with development consent. The site has an area and configuration suited to the form of development proposed. The proximity of the site to the Riverstone residential area means that it is less suited than some other sites for this use. Nevertheless, the site is considered suitable for the proposed development.	Yes
d. Any submissions made in accordance with this Act, or the regulations	Two submissions have been received regarding the proposal. Both identify concerns about traffic. While the issues raised do not warrant refusal of the application it is appropriate to impose conditions of consent.	Yes subject to conditions of consent
e. The public interest	It is considered that no adverse matters relating to the public interest arise from the proposal. The proposal provides a useful waste management role by recycling material excavated during construction and maintenance operations, instead of taking it to landfill.	Yes



ORPP-15-1516
CORDOR



Our Ref: DOC15/423721; SF14/27909

GENERAL MANAGER
Blacktown City Council
PO Box 63
BLACKTOWN NSW 2148

Attention: Rebecca Gordon

Electronic Mail and Standard Post
2 November 2015

Dear Ms Gordon

General Terms of Approval - Slurry Recycling Plant at Riverstone

The NSW Environment Protection Authority ("the EPA") refers to the environmental impact statement, and supporting information ("the Application") provided in relation to the request for approval to construct and operate a slurry recycling facility at Lot 2, DP 1039595 and Lot 7, section 5, DP 744, 144-146 Riverstone Parade, Riverstone ("the Premises").

The EPA has reviewed the Application and has no objection to the proposed development, taking into account the comments provided. The EPA now provides the attached General Terms of Approval Notice No 1534625 for review.

Additional information required to obtain an environment protection licence

A separate application submitted to the EPA will be required to obtain an Environment Protection Licence in accordance with the *Protection of the Environment Operations Act 1997* ("the POEO Act"). The following information will be required prior to approval of the licence:

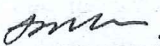
1. An application for the issue of a licence that relates to a premises may be made only with consent in writing of the occupier of the Premises. A property search of the Premises indicates that Liddell Super Pty Limited is the sole property owner. Slurry Recyclers Pty Limited ("the Applicant") has provided a signed letter from two directors of Liddell Investments Pty Ltd. The directors of each company are the same and so the EPA assumes that consent has been granted by the correct persons. Please confirm this is the case.
1. Also within the Application, there are several interchanges between the Non Destructive Excavations Australia Pty Ltd and Slurry Recyclers Pty Limited. The EPA is unclear of the relationship between the two, and who will have care and control of the Premises. Clarification around this will also be required.

2. Should the EPA decide to issue an Environment Protection Licence for activities at the Premises, you will be required to provide a financial assurance in the form of an unconditional and irrevocable bank guarantee. This will be required as a condition of the licence, and the amount will be nominated in the draft version of the licence for comment.

The financial assurance is held by the EPA to ensure the carrying out of all works and programs required by the Environment Protection Licence, should it be issued. A financial assurance ensures that there are funds available for remedial works, site remediation, and post closure care in the event of a licensee abandoning a site, becoming insolvent or incurring clean-up costs that they are unable or unwilling to pay. EPA would then use those funds to carry out works or programs as required to render a site safe to the environment

If you have any questions relating to this matter, please contact Rosy Rose on (02) 9995 5777.

Yours sincerely


JACQUELINE INGHAM
Unit Head Waste Compliance
Environment Protection Authority

Attachment: General Terms of Approval Notice No.1534625

General Terms of Approval - Issued



Notice No: 1534625

GENERAL MANAGER

PO Box 63

BLACKTOWN NSW 2148

Attention: Rebecca Gordon

Notice Number 1534625

File Number DOC15/391496

Date 02-Nov-2015

Proposed Slurry Recycling Plant at Riverstone - Slurry Recyclers Pty Limited

Issued pursuant to Section 91A(2) Environmental Planning and Assessment Act 1979

The NSW Environment Protection Authority ("**the EPA**") refers to the environmental impact statement, and supporting information ("**the Application**") provided in relation to the request for approval to construct and operate a slurry recycling facility at Lot 2, DP 1039595 and Lot 7, section 5, DP 744, 144 - 146 Riverstone Parade, Riverstone ("**the Premises**").

Slurry Recyclers Pty Ltd ("**the Applicant**") have proposed to undertake a slurry recycling process consisting of the mixing of slurry with water to create sludge cakes for sale.

BACKGROUND

On 6 October 2015, the EPA received correspondence from Blacktown City Council ("**Council**") dated 23 September 2015 including the Application and request for EPA to provide General Terms of Approval for the operation of a slurry recycling plant at the Premises.

The EPA has reviewed the Application and has no objection to the proposed development, subject to the comments outlined in this letter.

In assessing the Application, the EPA has identified a number of environmental issues that Council may wish to consider in their overall assessment for the proposal. The EPA's review of the Application is provided as Attachment A and includes the following:

- Waste Management;
- Stormwater Management;
- Air Quality; and
- Noise Quality

General Terms of Approval - Issued



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The EPA has also included a list of mandatory conditions required for all EPA environment protection licences, as Attachment B.

Should project approval be granted by Blacktown City Council, the Licensee will need to submit a separate application requesting an environment protection licence with the EPA. The licence application will need to be submitted and approved prior to any waste activities commencing at the Premises.

These general terms relate to the development as proposed in the Application provided to EPA. In the event that the development is modified either by the Applicant prior to the granting of consent or as a result of the conditions proposed to be attached to the consent, it will be necessary to consult with EPA about the changes before the consent is issued. This will enable EPA to determine whether its general terms need to be modified in light of the changes.

If you have any questions regarding this matter please contact Rosy Rose on (02) 9995 5777.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Jacqueline Ingham'.

.....
Jacqueline Ingham

Unit Head

Waste & Resources - Waste Management

(by Delegation)

General Terms of Approval - Issued



Notice No: 1534625

ATTACHMENT A

Waste Management

- Prior to the approval of an environment protection licence, the EPA requires clarification around the source material proposed to be processed at the Premises, including
 - a) A source location/s for the slurry; and
 - b) The type of slurry proposed to be accepted at the facility;
- The EPA also brings to your attention the requirements under the *Treated Drilling mud Order 2014*. If you are intending on operating under this order, you will be required to comply with the Processor Requirement outlined in Section 4. The Applicant will need to provide information surrounding the sampling program they will implement to comply with this order.

Water Management

The EPA understands that the Applicant intends to obtain a trade waste agreement prior to operation, to ensure that any excess water from the recycling process (beyond the plant's operational needs) will be transported from the site via trucks with a volume of 5000 - 25000 litres and deposited into Sydney Water's system. The EPA wishes to clarify that this licence is to be obtained through Sydney Water and not the EPA.

Air Quality

The EPA has assessed Todoroski Air Sciences evaluation of potential air quality impacts from the proposed development. The EPA notes that no contaminated or odorous material will be accepted. It is also noted that emissions of total suspended particulate matter were estimated to be 401 kg/year.

The EPA agrees that if operated appropriately, the proposed facility is unlikely to cause significant air impacts.

Noise Quality

The EPA has assessed the Noise Impact Assessment prepared by Todoroski Air Sciences and considers it to be a minor plant located in an already industrial area. The assessment predicts no noise levels above the criteria set out in the *EPA's Industrial Noise Policy*.

The EPA considers that if Council provides approval for this development, and if it is built and operated as per the application documentation there will be no adverse noise concerns.

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ATTACHMENT B

Mandatory Conditions for all EPA licences

Administrative conditions

A1. Information supplied to the EPA

A1.1 Except as expressly provided by these general terms of approval, works and activities must be carried out in accordance with the proposal contained in:

- The development application JRPP-15-1516 (Our Ref: DOC15/391496) submitted to Blacktown City Council.
- *Environmental Impact Statement - Proposed Slurry Recycling Plant - 144-146 Riverstone Parade, Riverstone* undertaken by Town Planning and Urban Design and dated June 2015. (Project No: 214.191; Our Ref: DOC15/391496-13) relating to the development; and
- All additional documents supplied to the EPA in relation to the development, including
 - *Waste Management Plan - Slurry Recycling Plant - 144-146 Riverstone Parade, Riverstone NSW - 3 June 2015* prepared by Sullivan Environmental Sciences (Proj #SES_416; Our Ref: DOC15/391496-28);
 - *Stormwater Management Plan for Development Application - 144-146 Riverstone Parade, Riverstone - 21 April 2015* prepared by Taylor Thomson Whitting NSW Pty Ltd (141476 - P; Our Ref: DOC15/391496-25);
 - *Air Quality Evaluation - Proposed Slurry Plant at 144-146 Riverstone Parade, Riverstone - 2 February 2015* prepared by Todoroski Air Sciences (Our Ref: DOC15/391496-03);
 - *Riverstone Slurry Plant Noise Impact Statement - January 2015* prepared by Wilkinson Murray Pty Ltd (Report No.14370, Version A; Our Ref: DOC15/391496-02)

A2. Fit and Proper Person

A2.1 The applicant must, in the opinion of the EPA, be a fit and proper person to hold a licence under the Protection of the Environment Operations Act 1997, having regard to the matters in s.83 of that Act.

Limit conditions

L1. Pollution of waters

Note: Mandatory condition

L.1.1 Except as may be expressly provided by a licence under the Protection of the Environment Operations Act 1997 in relation of the development, section 120 of the Protection of the Environment Operations Act 1997 must be complied with in and in connection with the carrying out of the development.

L5. Waste

Note: Mandatory conditions to be placed on all general terms of approval

L5.1 The licensee must not cause, permit or allow any waste generated outside the premises to be received at the premises for storage, treatment, processing, reprocessing or disposal or any waste generated at the premises to be

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disposed of at the premises, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997.

L5.2 This condition only applies to the storage, treatment, processing, reprocessing or disposal of waste at the premises if it requires an environment protection licence under the Protection of the Environment Operations Act 1997.

Operating conditions

O1. Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner. This includes:

- c) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- d) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity

O2. Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:

- a) must be maintained in a proper and efficient condition; and
- b) must be operated in a proper and efficient manner.

O3. Dust

O3.1 Activities occurring at the premises must be carried out in a manner that will minimise emissions of dust from the premises.

O3.2 Trucks entering and leaving the premises that are carrying loads must be covered at all times, except during loading and unloading.

O4. Odour

Note: The POEO Act states that no offensive odour may be emitted from particular premises unless potentially offensive odours are identified in the licence and the odours are emitted in accordance with conditions specifically directed at minimising the odours are permitted. Where it is appropriate for a licence to identify and control offensive odours, conditions for the licence should be developed in consultation with Air Policy.

O5. Emergency response

O5.1 The licensee must maintain, and implement as necessary, a current emergency response plan for the premises. The licensee must keep the emergency response plan on the premises at all times. The emergency response plan must document systems and procedures to deal with all types of incidents (e.g. spills, explosions or fire) that may occur at the premises or that may be associated with activities that occur at the premises and which are likely to cause harm to the environment. If a current emergency response plan does not exist at the date on which this condition is attached to the licence, the licensee

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Operating conditions

O1. Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.

This includes:

- a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
- b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the activity.

O2. Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:

- a) must be maintained in a proper and efficient condition; and
- b) must be operated in a proper and efficient manner.

Monitoring and recording conditions

M1. Recording of pollution complaints

M1.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

M1.2 The record must include details of the following:

- a) the date and time of the complaint;
- b) the method by which the complaint was made;
- c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
- d) the nature of the complaint;
- e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
- f) if no action was taken by the licensee, the reasons why no action was taken.

M1.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M1.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M2. Telephone complaints line

M2.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

M2.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

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M2.3 This condition does not apply until 3 months after this condition takes effect.

M5. Other monitoring and recording conditions

M5.1 A record must be maintained regarding all waste(s) received at the facility, and must detail at least the following:

- a) the registration number of all vehicles transporting waste(s) to and/or from the facility;
- b) the amount (tonnages) of waste(s) received or transported from the facility;
- c) the source(s) or destination of the waste(s); and
- d) the date(s) of receipt or transportation of waste(s) from the facility.

Reporting conditions

R1 Annual return documents

R1.1 The licensee must provide an annual return to the EPA in relation to the development as required by any licence under the Protection of the Environment Operations Act 1997 in relation to the development. In the return the applicant must report on the annual monitoring undertaken (where the activity results in pollutant discharges), provide a summary of complaints relating to the development, report on compliance with licence conditions and provide a calculation of licence fees (administrative fees and, where relevant, load based fees) that are payable. If load based fees apply to the activity the applicant will be required to submit load-based fee calculation worksheets with the return.

R1.2 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:

- a) Statement of Compliance; and
- b) Monitoring and Complaints Summary.

At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

R1.3 An Annual Return must be prepared in respect of each reporting, except as provided below

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

R1.4 Where this licence is transferred from the licensee to a new licensee,

- a) the transferring licensee must prepare an annual return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
- b) the new licensee must prepare an annual return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R1.5 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an annual return in respect of the period commencing on the first day of the reporting period and ending on

- a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
- b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

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R1.6 The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.7 The licensee must retain a copy of the annual return supplied to the EPA for a period of at least 4 years after the annual return was due to be supplied to the EPA.

R1.8 Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:

- a) the licence holder; or
- b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

R2. Notification of environmental harm

R2.1 Notifications must be made by telephoning the EPA's Pollution Line service on 131 555.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Note: *The licensee or its employees must notify the EPA of incidents causing or threatening material harm to the environment as soon as practicable after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act*

R3. Written report

R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:

- a) Where this licence applies to premises, an event has occurred at the premises; or
- b) Where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence, and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

R3.3 The request may require a report which includes any or all of the following information:

- a) the cause, time and duration of the event;
- b) the type, volume and concentration of every pollutant discharged as a result of the event;
- c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event; and
- d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
- e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
- f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event;
- g) any other relevant matters.

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Notice No: 1534625

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

General conditions

G1. Copy of licence kept at the premises or on the vehicle or mobile plant

G1.1 A copy of this licence must be kept at the premises or on the vehicle or mobile plant to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises or operating the vehicle or mobile plant.



14 October 2015

The General Manager
Blacktown City Council
PO Box 63
Blacktown NSW 2148

ATTENTION: Rebecca Gordon

Dear Sir/Madam,

**DEVELOPMENT APPLICATION – JRPP-15-1516
144-146 Riverstone Parade, Riverstone**

I refer to Council's letter received 30 September 2015 regarding the proposed development at the above address.

As of 1 July 2014 the property functions of RailCorp have been transferred to Sydney Trains. Whilst RailCorp still exists as the legal land owner of the rail corridor, its development application review function has been delegated to Sydney Trains.

Sydney Trains has reviewed the proposal and asks that the following issues be addressed in the conditions for this proposed development.

1. Stray Currents and Electrolysis from Rail Operations

Stray currents as a result of rail operations may impact on the structure of the development. Electric currents on overhead wiring pass through the train's motor and return to the power substation via the rail tracks. Occasionally, these currents may stray from the tracks and into the ground. Depending on the type and condition of the ground, these may be passed to the nearest conductive material (concrete reinforcement, piling, conduits, pipework and earthing rods) accelerating corrosion of metals and leading to concrete cancer. Therefore, the Applicant should consider this possible impact, and engage an expert consultant when designing its buildings. It is requested that Council include the following condition of consent:

- *Prior to the issue of a Construction Certificate the Applicant is to engage an Electrolysis Expert to prepare a report on the Electrolysis Risk to the development from stray currents. The Applicant must incorporate in the development all the measures recommended in the report to control that risk. A copy of the report is to be provided to the Principal Certifying Authority with the application for a Construction Certificate.*

2. Crane and Other Aerial Operations

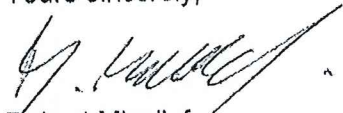
During construction, the use of cranes and other equipment capable of intruding into the airspace above the corridor and of operating over any overhead wiring or transmission lines must be strictly controlled. The developer must demonstrate to the satisfaction of Sydney Trains that all crane and other overhead operations are properly managed, and enter into an agreement with Sydney Trains for such operation. It is requested that Council include the following condition of consent:

- *Prior to the issuing of a Construction Certificate the Applicant is to submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. The Principal Certifying Authority shall not issue the Construction Certificate until written confirmation has been received from Sydney Trains confirming that this condition has been satisfied.*

Finally, it is asked that Council forward to Sydney Trains a copy of the final development consent to enable Sydney Trains to monitor the Applicant's compliance with rail related conditions of consent.

Thank you for providing Sydney Trains the opportunity to comment and please contact me if you have any further enquires.

Yours sincerely,



Robert Micallef
Assistant Town Planner
Sydney Trains Property

Compliance with State Environmental Planning Policy 64 – Advertising and Signage

Schedule 1 – Assessment criteria	Comments
Character of the area	
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed? Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The site is zoned IN1 General Industrial and is located in the Riverstone industrial area. The signage is considered to be consistent with the character of the area. While there is currently no theme for signage in the industrial area, the proposed building identification signs will be complimentary to the overall design and scale of the development proposal. The proposed signage is integrated into the design of the building and is compatible with surrounding industrial uses which consist of a range of sizes, colours and designs.
Special Areas	
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposed signs will be attached to the façade of the building and will not be illuminated. The proposed signs will complement the overall design of the development and will not detract from any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas, given the site's location along Riverstone Parade and Wellington Street within an established industrial area.
Views and Vistas	
Does the proposal obscure or compromise important views? Does the proposal dominate the skyline and reduce the quality of vistas? Does the proposal respect the viewing rights of other advertisers?	The proposed signage is integrated appropriately into the overall building design. The signage will not obscure or compromise any significant views or vistas, will not dominate the skyline or reduce the quality of the vista, and is respectful of the viewing rights of other advertisers along Riverstone Parade and Wellington Street.
Streetscape, setting or landscape	
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? Does the proposal contribute to the visual interest of the streetscape, setting or	The signs are considered to be in proportion to the scale of proposed development. The signs will clearly identify the industrial use, and the size and scale of the signage will complement the streetscape and setting of the proposal.

landscape? Does the proposal reduce clutter by rationalising and simplifying existing advertising? Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The proposed signage will not result in visual clutter, as there is only 1 sign proposed on each façade. The proposed signage will not protrude above any buildings, structures or tree canopies in the locality and the vegetation will not require ongoing management.
Site and building	
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? Does the proposal respect important features of the site or building, or both? Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The signage is considered to be in proportion to the proposed development. The signage complements the building design, and is considered an appropriate response to the proposed development and site.
Illumination	
Would illumination result in unacceptable glare? Would illumination affect safety for pedestrians, vehicles or aircraft? Would illumination detract from the amenity of any residence or other form of accommodation? Can the intensity of the illumination be adjusted, if necessary? Is the illumination subject to a curfew?	No illumination is proposed.
Safety	
Would the proposal reduce the safety for any public road? Would the proposal reduce the safety for pedestrians or bicyclists? Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed wall signage will not reduce the safety of motorists and pedestrians along the Riverstone Parade and Wellington Street. Traffic movements to and from the site and surrounding the site will not be affected by the proposed signage.

Compliance with Blacktown LEP 2015		
Clause	Proposal	Complies
Part 2 - Permitted or prohibited development		
Zoning and Land Use Tables	The site is zoned IN 1 – General Industrial. The proposal is for a resource recovery facility, a form of waste/resource management facility, and is permissible with consent.	Yes
Part 4 - Principal development standards		
4.3 Height of Buildings ➤ Not applicable	N/A	N/A
4.4 Floor space ratio ➤ Not applicable	N/A	N/A
4.6 Exceptions to development standard ➤ Request must be in writing.	No exceptions	N/A
Part 7 - Additional local provisions		
7.1 Flood planning ➤ Applies to land below flood planning level. ➤ Compatible with flood hazard ➤ Measures to manage risk	The site is located in an area of low flood risk, but the existing ground levels are approximately 5 m above the 1 in 100 year flood level of 17.3 AHD. Flooding will not materially affect the development. There are satisfactory flood management measures.	Yes, subject to conditions to ensure that all outlets (associated with the on-site detention and stormwater treatment measures) are located above the 1 in 100 year flood level and will not be submerged.
7.5 Essential services ➤ All services must be connected	Services are available	Yes

7.8 Development of certain land in zone IN1. It must be considered whether the development: ➤ Is compatible with the height, scale, siting and character of existing residential buildings in the vicinity ➤ Is suitably screened from residential buildings and associated land. ➤ Presents an attractive appearance. ➤ Whether noise generation will be effectively insulated or otherwise minimized. ➤ Whether the development will otherwise cause a nuisance to residents, by way of hours of operation, traffic movement, parking, headlight glare, security lighting or the like. ➤ Provides adequate off-street parking, relative to the demand for parking likely to be generated. ➤ Is suitably landscaped, particularly between any building and the street alignment.	Buildings are compatible. Other industrial buildings screen the development. The appearance is acceptable. Noise is not minimised at night. Truck movements and unloading will generate unreasonable noise. Conditions are required. A nuisance will be caused at night due to traffic movement. All operations, including truck movements, should therefore be limited to the hours of 7 am to 7pm. Car parking is adequate because there are few employees given the scale of the plant. Floor area is for storage, not production. Boundary setbacks are adequately landscaped.	Yes Yes Yes No, but can be made to comply subject to conditions No, but can be made to comply subject to conditions Yes Yes
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Compliance with Blacktown DCP 2015

Part E - Development in the Industrial Areas

Specific Industrial Controls

Key controls for industrial development - 4 Design Guidelines

Element/Control	Proposal	Complies
Front setback ➤ Minimum 7.5 metres	Minimum of 22 metres to front of building	Yes
Fencing within setback ➤ Open style fencing	All fencing is open style.	Yes, condition accordingly
Setback to secondary frontage ➤ Minimum 3 metres	Setback of 3 metres	Yes
Landscaping ➤ Setbacks to be landscaped. ➤ Car park to be landscaped @ 1 tree per 10 metres.	Site setback is to be landscaped. Front setback has vegetated bio-retention basin and some car parking. Trees are provided at 6m intervals.	Yes
Consideration of adjoining land ➤ External appearance ➤ Noise < 5db(A) background noise	Adjoining properties are industrial of a similar nature. Appearance and noise will be acceptable.	Yes
Land within 250m of residential ➤ Clause 7.8 of Blacktown LEP 2015 applies	This clause applies as the site is located < 250 metres of existing residential properties. Night time deliveries will produce unacceptable noise for residents.	No, condition required to restrict hours of operation
Building Design and construction ➤ High aesthetic standards ➤ Façade of face brick or decorative blockwork	While the building is not if a high aesthetic standard, it is considered an acceptable utilitarian building. Walls of coloured pre-cast concrete.	Satisfactory
Open storage area ➤ Screened and sealed.	No open storage proposed. Storage will be within the facility.	Yes
Vehicular access and circulation ➤ Comply with Austroads Design Vehicles and Turning Path Template ➤ Comply with Austroads Guide to Traffic Management	Complies.	Yes
Car parking spaces ➤ Located behind building line and in front of building. ➤ Stack parking not desirable. ➤ 1 space per 75 sqm GFA of industry ➤ 1 space per 40 sqm GFA of office	The car parking spaces encroach within the front and secondary building setback. GFA = 426 sqm = 6 spaces GFA = 80 sqm = 2 spaces Required = 8 Provided = 5 Full time employees on site = 2	No, but considered satisfactory for this particular use.

General Requirements (Section 7)		
Element/Control	Proposal	Complies
Services > All utility services to be available	All services available.	Yes
Pollution control > Comply with the requirements of the Protection of the Environment Operations Act.	Conditions will be imposed to ensure all pollution control requirements are satisfied.	Yes, subject to conditions.
Areas requiring fill > Areas to be filled identified.	N/A	N/A
Part G-Site Waste Management and Minimisation		
Application (Section 2)		
Element/Control	Proposal	Complies
Waste Management Plan required for all industrial developments	Waste Management Plan submitted for the management of waste during demolition, construction and operation stages of the proposed development including reuse and recycling to minimise waste.	Yes
Part J - Water Sensitive Urban Design and Integrated Water Cycle Management		
Application and Controls (Sections 3 and 4)		
Element/Control	Proposal	Complies
Applications must address Water Quality, Water Conservation, On-site Stormwater detention, Erosion, Sediment and Pollution controls as set out in the DCP.	Water Management Plans submitted including Stormwater management, WSUD considerations and Erosion and Sedimentation Control Plan.	Yes