Remondis Australia Pty Ltd

Awaba Alternative Waste Treatment Facility

Clause 4.6 Building Height Variation

March 2017

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1. Introduction

GHD Pty Ltd (GHD) has been engaged by REMONDIS Australia Pty Ltd (REMONDIS) to prepare and lodge an application to modify Development Consent No. DA/1940/2013 pursuant to Section 96(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed development is seeking to exceed the maximum building height of 8.5m prescribed by Clause 4.3(2) of *Lake Macquarie Local Environmental Plan 2014* (LEP).

This report seeks to use Clause 4.6 of the LEP to enable Council to vary the Clause 4.3(2) development standard.

1.1 Background

REMONDIS is under contract to LMCC to build, own and operate an alternative waste treatment (AWT) facility to process green and organic wastes. The AWT facility will compost source-separated organic wastes utilising three (3) aerobic composting methods: enclosed tunnel, aerated static pile (ASP), and static pile (SP) composting. Source material will be primarily derived from LMCC LGA kerbside organics collection; comprising green waste and organic waste, and from self-hauled waste presented at the adjacent Awaba Waste Management Facility (AWMF).

The AWT facility will involve construction and operation of:

- Organics receival infrastructure, including a receival hall for receipt, de-contamination of organics, shredding and moisture conditioning of organics prior to composting;
- Composting infrastructure, including enclosed tunnels, bio-filter, ASP and SP areas;
- Product storage, screening and loading infrastructure and equipment;
- Water management infrastructure, including leachate barrier, collection, storage and conveyance systems and stormwater collection, storage and conveyance systems;
- Ancillary infrastructure, including internal access roads, weighbridge, carpark, office, education centre and amenities; and
- Utilities, including connection to existing LMCC sewer and telephone lines, and Ausgrid electrical supply

The AWT facility has been designed to minimise potential environmental and community impacts by:

- Designing the AWT facility in accordance with the New South Wales EPA's Environmental Guidelines for Composting and Related Organics Processing Facilities (DEC 2004), herein referred to as the 'Composting Guidelines';
- Utilising best practice composting technologies combining enclosed tunnel, ASP and SP technologies throughout the composting process to ensure emissions from the site are minimised to meet current environmental standards;
- Minimising the footprint of the AWT facility;
- Avoiding sensitive environmental and cultural heritage areas; and
- Implementing appropriate management measures.

Based on REMONDIS' knowledge and experience of composting technologies, the project is anticipated to deliver improved environmental outcomes to the local community as well as increased capacity, as the systems proposed herein are designed to provide improved aeration,

odour and water management control during those critical stages of the composting process which may pose a risk to air and surface water quality.

REMONDIS has requested a change to the currently approved AWT facility DA/1940/2013 to increase the allowable processing capacity of the facility from 30,000 tonnes per annum (tpa) to 44,000 tpa. The increase in the AWT facility processing capacity is attributed to the uptake of the service by Lake Macquarie residents.

The modification to Development Consent No. DA/1940/2013 submitted to LMCC in November 2016 was supported by a Statement of Environmental Effects (SEE) dated November 2016 prepared by GHD Pty Ltd. This report has been prepared to provide supplementary information to the SEE in support of the modification to Development Consent No. DA/1940/2013.

1.2 Need for variation

The need for a variation to Clause 4.3(2) under Lake Macquarie LEP has arisen as the proposed modification would involve the erection of a receival hall with a proposed maximum height of 10.6 m above existing ground level.

The variation has arisen due to a number of factors including the need to satisfy contractual clearances required by LMCC, the safety of collection truck drivers and AWT workers, the structural frame depth required to span the operational area and the need to provide a flexible and open plan operation.

1.3 Limitations

This report has been prepared by GHD for REMONDIS and may only be used and relied on by REMONDIS for the purpose agreed between GHD and the REMONDIS as set out in section 1 of this report.

GHD otherwise disclaims responsibility to any person other than REMONDIS arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report (Section 1.4 of this report). GHD disclaims liability arising from any of the assumptions being incorrect.

1.4 Assumptions

This report relies on information previously prepared and presented to LMCC including:

- Awaba Alternative Waste Treatment Facility – Stage 2 Environmental Impact Statement prepared by Umwelt in 2013;
- AWT design drawings prepared by ACOR Consultants (Issue C);
- AWT design drawings prepared by APBTC (Rev 9);
- Development Consent DA/1940/2013;

- Development Consent DA/336/2013;
- Modification to Development Consent DA/336/2013/A;
- Modification to Development Consent DA/336/2013/B; and
- GHD's Statement of Environmental Effects for Awaba Alternative Waste Treatment Facility Section 96 Modification dated November 2016.

2. Details of variation

2.1 Lake Macquarie Local Environmental Plan 2014

The proposed receival hall is required to comply with Lake Macquarie LEP. Under the LEP the site is zoned SP2 Infrastructure (Waste or resource management facility) zone.

2.1.1 Objectives of SP2 zone

The objectives within the SP2 Infrastructure zone are as follows:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- *To provide land required for the development or expansion of major health, education and community facilities.*

2.2 Development standard

2.2.1 Clause 4.3

Clause 4.3 of Lake Macquarie LEP provides:

(1) The objectives of this clause are as follows:

(a) to ensure the height of buildings are appropriate for their location,

(b) to permit building heights that encourage high quality urban form.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

Pursuant to Clause 4.3(2) above, the Height of Building Map shows a maximum height limit for buildings on the site and surrounds as being 8.5m (see Figure 1).

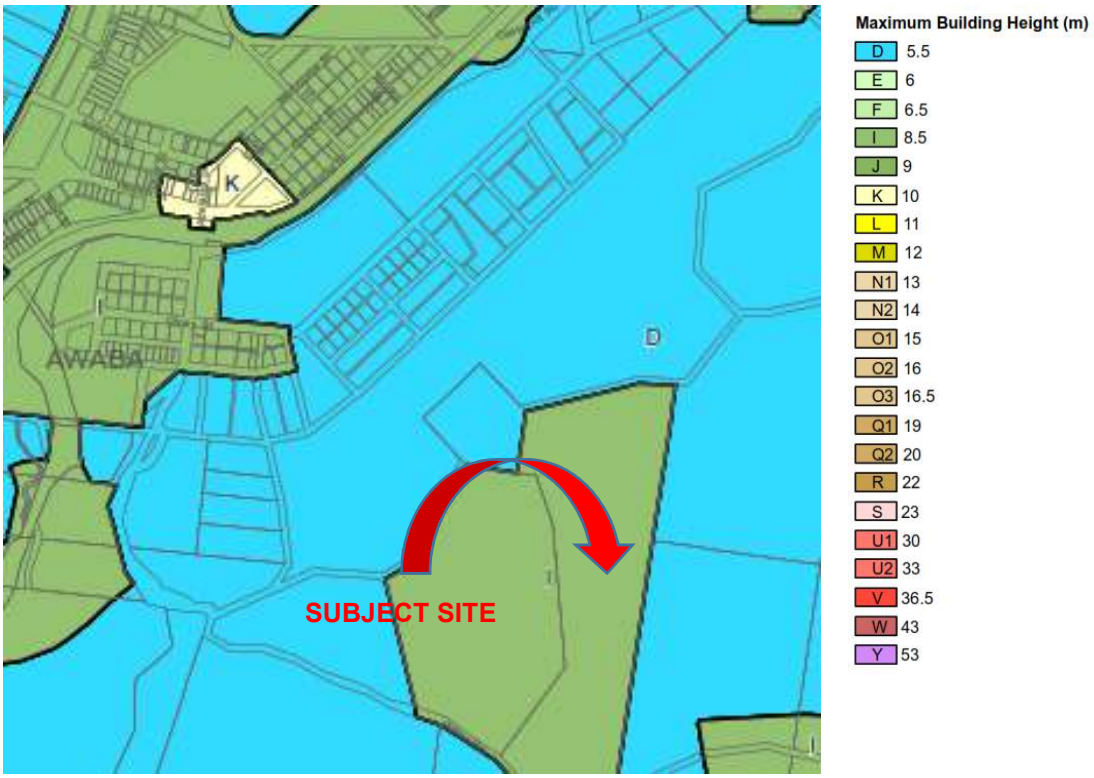


Figure 1 Maximum Building Height Map

2.2.2 Numerical value

It is important to note the development standard stipulated by Clause 4.3(2) is not a performance based control but is a numerical control.

The numerical value of the maximum building height provided for under Clause 4.3(2) is 8.5m. Building height is defined in the LEP as:

(a) in relation to the height of a building in metres—the vertical distance from ground level (existing) to the highest point of the building, or

(b) in relation to the RL of a building—the vertical distance from the Australian Height Datum to the highest point of the building,

including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.

The existing ground level coinciding with the ridgeline of the receival hall (shown in Figure 2) is RL37.6m. The design level (as documented in GHD's Statement of Environmental Effects dated November 2016) is proposed to be RL36.8m. Based on the above definition, the proposed maximum height of the building would therefore be 10.6m with the ridgeline sitting at RL48.2m (refer Figure 3).

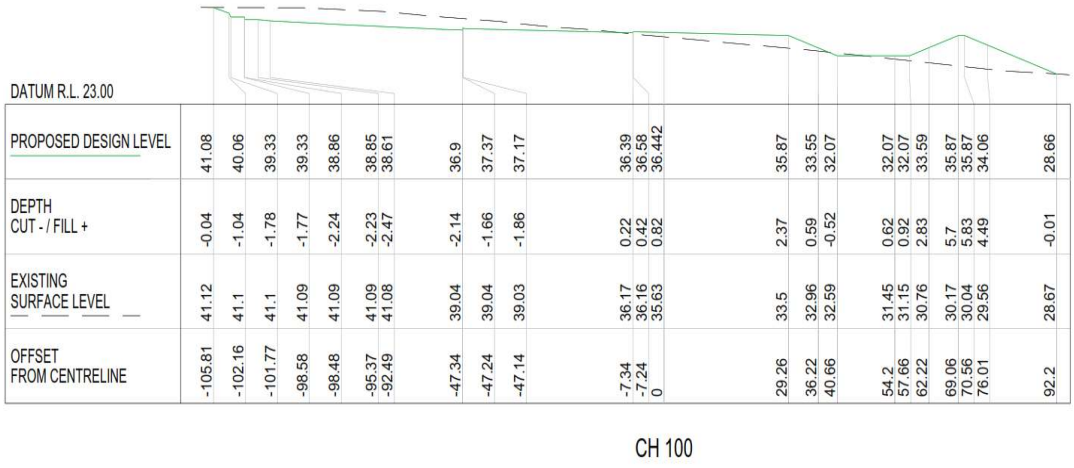


Figure 2 Existing and proposed design levels

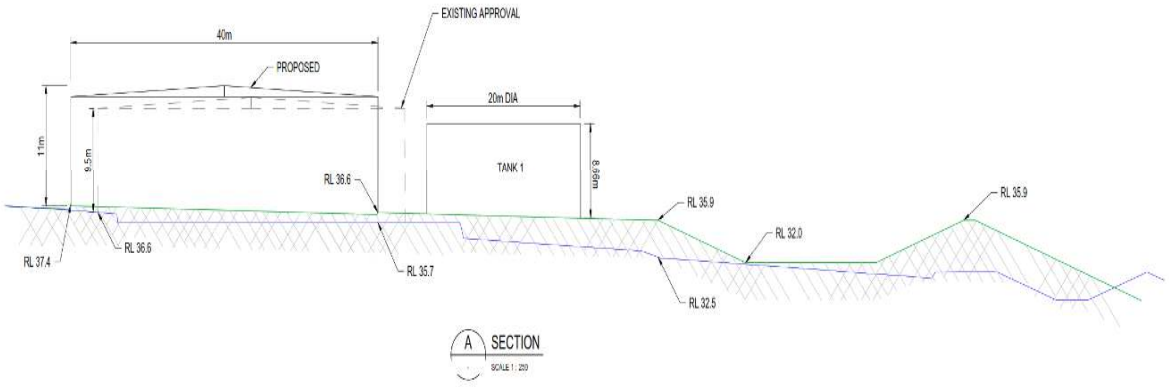


Figure 3 Proposed cross section of receival hall height with proposed design levels

2.3 Justification for variation

2.3.1 Functional justification

The contract between REMONDIS and LMCC sets out clearances required by LMCC for the proposed AWT facility. Outlined below is an extract of the contractual requirements which states that if the access path and unloading area are indoors (within receival hall) the Contractor must ensure that the ceiling or roof is at least one (1) metre above the maximum height of any unloading collection vehicle (yellow highlight).

5.15 Unloading Procedures

5.15.1 Unloading Area

The Contractor must set aside an area for unloading Green Waste and Organic Waste at the Facility. The Contractor must ensure that:

(a) access to the area is kept clear of any obstructions, including Delivered Material;
(b) the access path is at least four (4) metres wide;
(c) no other vehicles, including forklifts, enter or cross the path while Collection Vehicles are approaching or leaving the unloading area;
(d) there is clear signage which alerts people in the area to dangers;
(e) in the case of a permanently allocated unloading area, the access is marked on the ground or floor;
(f) the unloading area is kept tidy, with Delivered Material swept away from the turning circle and path on a regular basis; and
(g) the unloading area allows for a turning circle for Collection Vehicles so that the Collection Vehicles are clear of the closest obstacles by at least two (2) metres at all times.

If the access path and unloading area are indoors the Contractor must additionally ensure that:

(a) they are well lit at all times of unloading;
(b) the unloading area is free of obstructions, such as beams; and
(c) the ceiling or roof is at least one (1) metre above the maximum height of any unloading Collection Vehicle.

A figure illustrating the likely tipping heights for collection vehicles inside the proposed receival hall together with 1 metre clearance is shown in Figure 4.

2.3.2 Visual impacts

The subject site is not observable from any static receptors within the visual catchment that includes lands to the east of site including the townships of Kilaben Bay and Rathmines and further east to Belmont. The existing landform is also not visible from the township of Toronto, north of the site and from Awaba which is west of the site (refer Figure 5).

The immediate lands surrounding the development are not zoned for urban use and are not highlighted as a release area. The lands are predominately either Crown Land or Native Title lands. The closest residential development to the landfill site is approximately 1.4 km to the north-east off Parkside Parade. The properties at this location do not have any direct or filtered views of the site.

The Awaba waste management facility (WMF) on the adjoining land to the west has a Part 3A project approval (MP 10_0139) to enable its constructed height of 110m, 17m greater than the current constructed level. A comprehensive assessment was approved by the NSW Department of Planning and Infrastructure which considered the proposal was not likely to introduce any adverse visual impacts to the visual catchment of the locality.

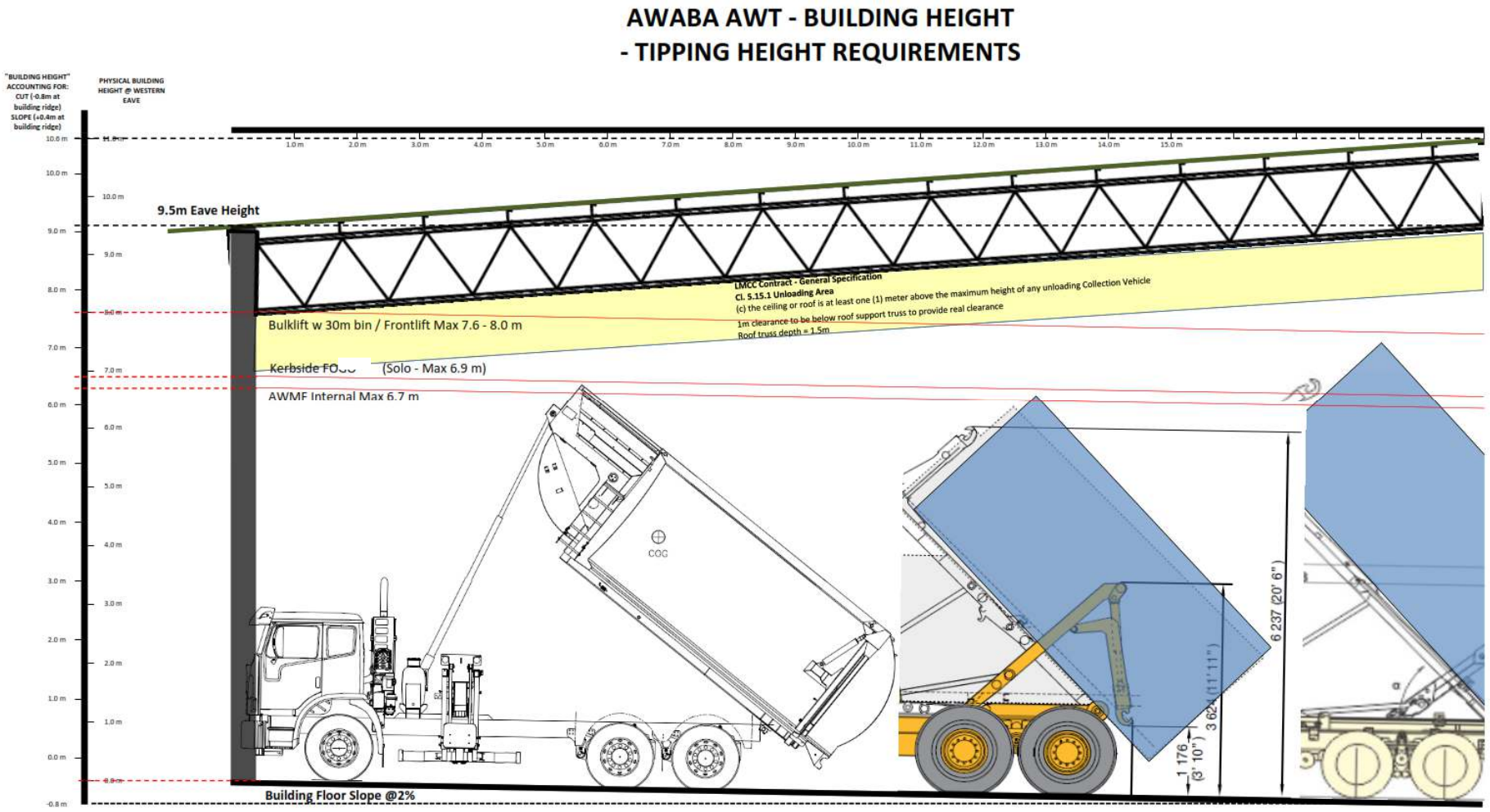
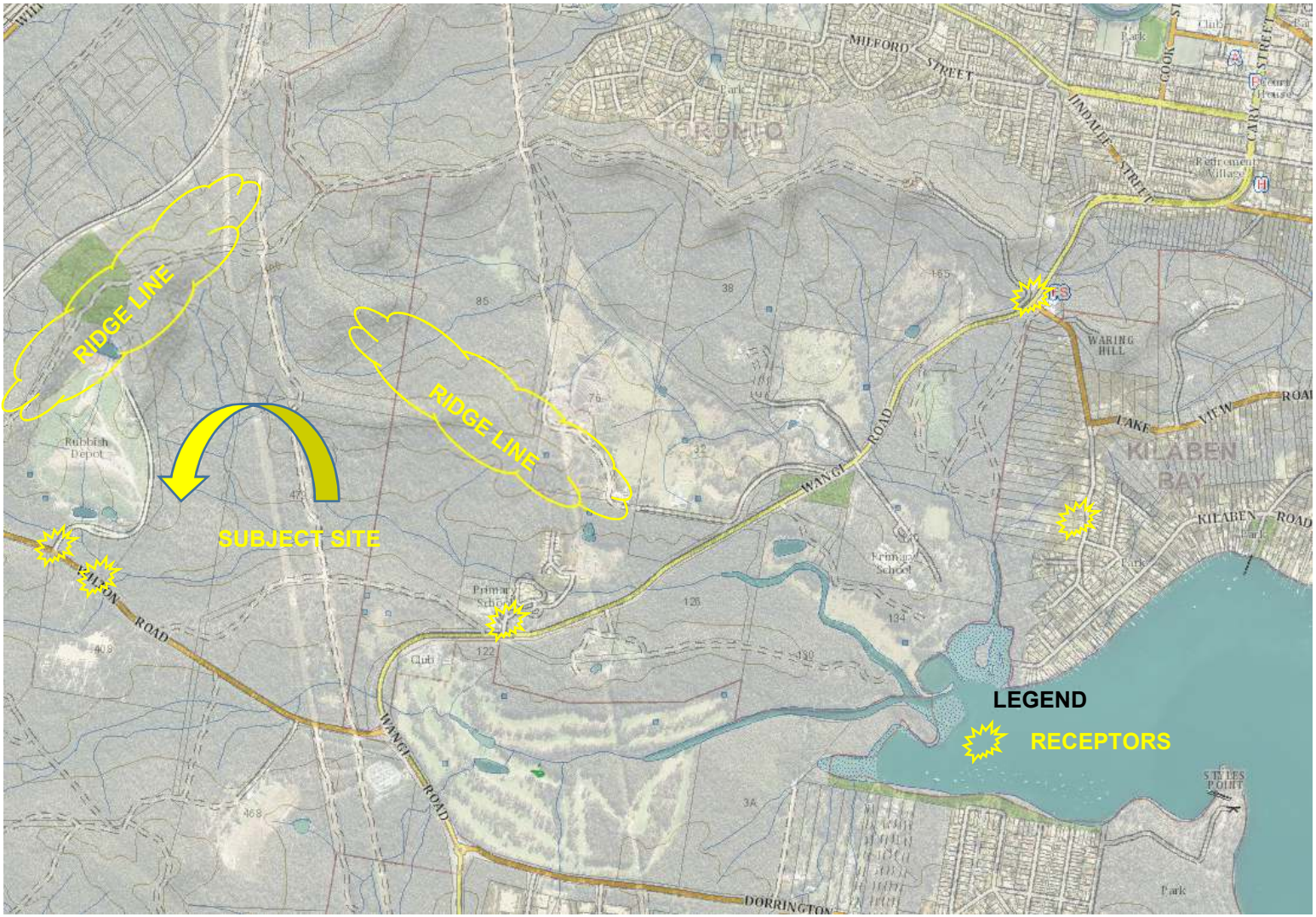


Figure 4 Clearance requirements



Source: SIX Maps, 2017

Figure 5 Aerial image of AWT facility and surrounds

The approval to the Awaba WMF also contains additional structures adjacent to the proposed AWT site. One of these structures, being a waste transfer station is approved to be constructed to RL 59.540m AHD. This structure also approved under MP_0139 was also not considered to introduce any adverse impacts to the visual catchment of the locality. The proposed AWT is to be located adjacent to this structure. The proposed AWT will be constructed lower than the approved waste transfer station, at RL 48.20m some 11.34 metres lower.

Transient Receptors

The existing Awaba WMF is partially observable from transient receptors using Wilton Road, however only at the entrance location and via the existing electricity easement (see Figures 6 and 7 below). Given the 80 km/h speed zone along Wilton Road any fleeting views of motorists using the road network are considered to be negligible.

The proposed AWT facility would not be observable from transient views from either Wilton Road or the surrounding road network. The current Awaba WMF, which is constructed to a higher elevation and encompasses a significantly larger area than the proposed AWT currently does not pose any adverse visual impacts to any transient receptors and equally it is considered the addition of the AWT will not introduce any impacts to these receptors (refer Figure 8 and 9 below).

Figure 6 Views from the entrance to the site from Wilton Road

Figure 7 View along electricity easement from Wilton Road

Figure 8 View along Wangi Road towards site at Ridge Road

Figure 9 Views from cnr of Wangi Road and Parkside Parade towards the AWT facility site

No infrastructure or associated structures at the existing WMF landform are observable and does not impose itself on receptors from these locations.

Static Receptors

The existing WMF landform and existing structures on-site are also not visible from any static receptor as discussed above from either of the nearby residential townships. The closest static receptor is located at approximately 1.4 km from the site at Parkside Parade and the subject site is separated from this location by extensive vegetation.

Static views are also not available of the existing WMF and buildings on-site from the townships of Rathmines and Kilaben Bay being at a distance of approximately 3.5km and 3km respectively.

The subject site is a significant distance from these residential areas and the separation is punctuated with significant vegetation and topography that prevents any direct views and or any filtered views of the site. Figures 8, 9 and 10 demonstrate how the topography and vegetation obscure the site.

Given the existing WMF site and its buildings, which are all at a higher RL than the proposed AWT facility, it can be concluded that the proposed development is also unlikely to present any adverse visual impacts to the visual catchment of the locality. It is appropriate, given the location, to maintain the current condition of consent regarding the finished colours of the building, including roofing materials, being limited to colours of mid to darker shades of green or grey.

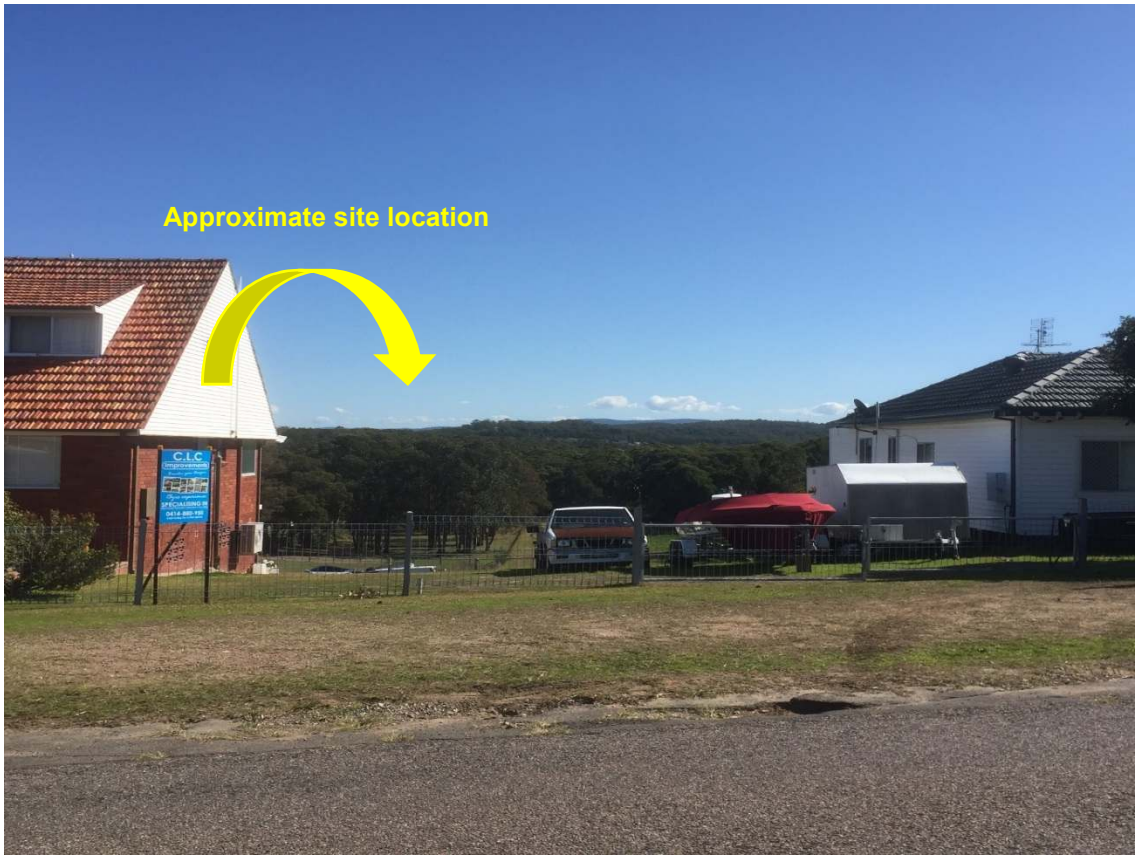


Figure 10 View from No 86 Ridge Road, Kilaben Bay

2.4 Extent of variation

The extent of the variation is shown in the table below as variation between the proposed building height and the height permitted under Lake Macquarie LEP.

Proposed Building Height	Max Height under cl 4.3(2)	Variation
10.6m	8.5m	2.1m

3. Assessment of variation

3.1 Clause 4.6 Exceptions to development standards

Clause 4.6 of Lake Macquarie LEP states the following:

(1) The objectives of this clause are as follows:

(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,

(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.

(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.

(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:

(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and

(b) that there are sufficient environmental planning grounds to justify contravening the development standard.

(4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

(b) the concurrence of the Secretary has been obtained.

(5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

(b) the public benefit of maintaining the development standard, and

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

(6) Development consent must not be granted under this clause for a subdivision of land in Zone RU1 Primary Production, Zone RU2 Rural Landscape, Zone RU3 Forestry, Zone RU4 Primary Production Small Lots, Zone RU6 Transition, Zone R5 Large Lot Residential, Zone E2 Environmental Conservation, Zone E3 Environmental Management or Zone E4 Environmental Living if:

(a) the subdivision will result in 2 or more lots of less than the minimum area specified for such lots by a development standard, or

(b) the subdivision will result in at least one lot that is less than 90% of the minimum area specified for such a lot by a development standard.

Note.

When this Plan was made it did not include all of these zones.

(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).

(8) This clause does not allow development consent to be granted for development that would contravene any of the following:

(a) a development standard for complying development,

(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 applies or for the land on which such a building is situated,

(c) clause 5.4,

(ca) clause 2.8, 6.1 or 6.2.

Comment: Clause 4.6 requires a written request from the applicant to be made to Council that seeks to justify the contravention of the development standard by adequately demonstrating that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and that there are sufficient environmental planning grounds to justify contravening the development standard. Furthermore, Council must be satisfied that the proposed receival hall will be in the public interest because it is consistent with the objectives of the particular standard and the objectives of the SP2 Infrastructure zone.

The concurrence of the Secretary of the Department of Planning and Environment must also be obtained where delegated authority has not been provided to Council. Council is to confirm whether it has appropriate delegations. In deciding whether to grant concurrence, the Secretary must consider whether contravention of the development standard raises any matter of significance for state or regional environmental planning; the public benefit of maintaining the development standard, any other matters required to be taken into consideration by the Secretary before granting concurrence. In this regard, no "other matters" have been highlighted which require consideration under subclause 4.6(5)(c).

3.2 Assessment of variation to development standard

The following assessment has been undertaken in accordance with the requirements of Clause 4.6 and in accordance with the Department of Planning's (now Department of Planning and Environment) Circular No .B1. It is noted that Clause 4.6 originates from the now repealed *State Environmental Planning Policy (SEPP) No. 1 – Development Standards*. The circular states:

"If the development is not only consistent with the underlying purpose of the standard, but also with the broader planning objectives of the locality, strict compliance with the Standard would be unnecessary and unreasonable".

In *Winten v North Sydney (2001) NSWLEC 46* Justice Lloyd sets out the following five part test for considering SEPP No. 1 objections:

1. *Is the planning control in question a development standard?*
2. *What is the underlying object or purpose of the standard?*
3. *Is compliance with the standard consistent with the aims of the Policy and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Environmental Planning and Assessment Act 1979?*
4. *Is compliance with the development standard unreasonable or unnecessary in the circumstance of the case?*
5. *Is the objection well founded?*

Consideration has also been given to the relevant test established by the NSW Land and Environment Court in the decision of Justice Preston in *Wehbe v Pittwater [2007] NSW LEC 827* to determine whether compliance with a development standard is unreasonable or unnecessary based on the following:

> *Is compliance with the development standard unreasonable or unnecessary because the objectives of the development standard are achieved notwithstanding compliance with the standard.*

3.2.2 Is the planning control a development standard?

It is clear that the planning control is a development standard. As documented in Section 2.2, the development standard is a numerical control to limit building height. The development standard in this instance is 8.5 metres.

3.2.3 What is the underlying object or purpose of the standard?

In order to determine the underlying object or purpose of the standard, it is necessary to review the objectives of both Clause 4.3 and the SP2 Infrastructure zone of Lake Macquarie LEP.

Clause 4.3

1. To ensure the height of buildings are appropriate for their location

Whilst it is common planning practice to establish a maximum building height for development to establish an appropriate development density, the zoning and intended building typology needs to be factored into any building height limit. It is argued that an 8.5m building height for an SP2 Infrastructure zone designated for a waste or resource management facility is insufficient to accommodate waste related building typologies and developments as demonstrated in Section 2.3 of this report.

2. To permit building heights that encourage high quality urban form

The proposed receival hall's design has taken into account the general bulk and scale of surrounding waste related infrastructure and development as well as responding to the functional requirements of the building dictated by Council's contract with REMONDIS. It is also considered to be consistent with the existing and proposed development at Council's waste management facility and is typical of waste management facilities across NSW.

The receival hall is not anticipated to create a significant impact upon the visual and aesthetics of the area as the visual screening provided by the vegetation immediately adjacent to the site and the topography of the surrounding area blocks the identified viewing points from locations such as Kilaben Bay. It is noted that the final height of the proposed receival hall is significantly lower than the adjacent AWMF landfill mass.

The receival hall (as documented in GHD's Statement of Environmental Effects dated November 2016) will incorporate a modern and innovative metal cladding finish that is seen to fit in with the AWMF site and isolated from other urban development.

Taking all of these factors into consideration, despite the additional height of the proposed receival hall, it is considered to meet the required objective of being compatible with the height, bulk and scale typical of a waste or resource management facility.

SP2 Infrastructure Zone

It is considered that the proposed development will be in the public interest because it is consistent with the objectives of the SP2 Infrastructure zone and meets the design and specifications outlined in LMCC's contractual requirements for the development. This is demonstrated below.

1. To provide for infrastructure and related uses.

The proposed AWT facility is important infrastructure to service the needs of Lake Macquarie residents into the future. The AWT facility will compost up to 44,000 tpa/ annum of source-separated organic wastes. Source material will be primarily derived from LMCC LGA kerbside organics collection; comprising green waste and organic waste, and from self-hauled waste presented at the adjacent AWMF. The proposed AWT facility represents a positive environmental, social and economic development for the LGA.

2. To prevent development that is not compatible with or that may detract from the provision of infrastructure.

The proposed development will not adversely effect other land uses within the SP2 zone and is compatible with the existing AWMF adjacent to the site. The AWT facility is exactly the type of development foreseen for the SP2 zone. The site is sufficiently separated from non-compatible residential land uses by distance and native vegetation buffers.

3. To provide land required for the development or expansion of major health, education and community facilities.

The proposed development supports and reinforces the already established resource recovery land use consistent with the SP2 zone. The AWT facility is anticipated to deliver improved environmental outcomes to the local community and with the expanded capacity of 44,000 tpa will be able to cater for the LGA for years to come.

3.2.4 Is compliance with the standard consistent with the aims of the Policy and in particular does compliance with the development standard tend to hinder the attainment of the objects specified in Section 5(a)(i) and (ii) of the Act?

The objects set down in Section 5(a)(i) and (ii) are as follows:

to encourage:

(i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,

(ii) the promotion and co-ordination of the orderly and economic use and development of land,"

The proposed receival hall is considered to meet the objects of Section 5(a)(i) and (ii) through a development that is consistent with the objectives of Clause 4.3 and the SP2 zone.

The variation has arisen due to a number of factors including the need to satisfy contractual clearances required by LMCC, the safety of collection truck drivers and AWT workers, the structural frame depth required to span the operational area and the need to provide a flexible and open plan operation.

3.2.5 Is compliance with the development standard unreasonable or unnecessary in the circumstance of the case?

The development standard is considered to be unreasonable and unnecessary in the circumstance of this case. The variation is integral to the contractual obligations of REMONDIS, the safety of collection truck drivers and AWT workers and the functional operation of the receival hall.

An 8.5m height limit for waste related facilities is considered inappropriate to facilitate development that will provide for the efficient and cost effective operation of the receival hall and the AWT facility as a whole. Such a height limit will only act to constrain development and result in buildings and infrastructure that are not fit for purpose.

3.2.6 Is the objection well founded?

The height limit variation is well founded based on compliance with the standard being unreasonable or unnecessary as the development does not contravene the objects specified within 5(a) (i) and (ii) of the Act, the objectives of the SP2 zone and the objectives surrounding the building height standard.

It is considered there is sufficient planning grounds to justify contravening the development standard to support the proposed height variation. This is outlined above where it has been demonstrated that the objectives of the standards will still be achieved.

The proposed development does remain consistent with the objectives of the zone, despite it being non-compliant in relation to building height.

The scale and form of the development is in line with the development at the AWMF.

3.2.7 Is compliance with the development standard unreasonable or unnecessary because the objective of the development standard are achieved notwithstanding compliance with the standard?

It is considered there is sufficient planning grounds to justify contravening the development standard to support the proposed height variation. This is outlined above where it has been demonstrated that the objectives of the standards will still be achieved.

The scale and form of the development is in line with the development at the Awaba Waste Management Facility.

Although the non-compliance with the standard, this is considered not to adversely affect any environmental, social or economic factors in the area.

3.3 Public interest

As previously stated, Clause 4.6 (4) (a) (ii) requires that development consent must not be granted for development that contravenes a development standard unless the consent authority is satisfied that the proposed development will be in the public interest.

The proposed development is considered to be in the public interest as it is consistent with the objectives of the particular standard and the objectives for the zone in which the development is proposed to be carried out. As outlined above there has been a thorough assessment against the zone objectives and the objectives of the development standard.

As explained above, strict application of the height control would limit the functionality of the receival hall and the AWT facility such that it would not be capable of being used for its intended purpose. It is therefore in the public interest that the proposed development seek a variation of 2.1m to accommodate the required trucks, plant and machinery in the proposed receival hall without any undue impact on the visual amenity of the surrounding urban area.

4. Conclusion

GHD Pty Ltd (GHD) has been engaged by REMONDIS Australia Pty Ltd (REMONDIS) to prepare and lodge an application to modify Development Consent No. DA/1940/2013 pursuant to Section 96(2) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The proposed development is seeking to exceed the maximum building height of 8.5m prescribed by Clause 4.3(2) of the *Lake Macquarie Local Environmental Plan 2014* (LEP). This report seeks to use Clause 4.6 to enable Council to vary this development standard.

As outlined above the increased building height is considered appropriate given the SP2 zoning, the proposed design, materials and colours of the proposed building and the large vegetated buffer to residential areas and other vantage points. In addition, a development strictly complying with the numerical standard would not address the need to operate an efficient and effective waste treatment facility.

As REMONDIS is under contract with LMCC to build, own and operate an alternative waste treatment (AWT) facility to process select green and organic wastes for the local community, the height of the AWT facility building is integral to facilitating the composting of source-separated green and organic wastes.

Based on all of the above information outlined it is hoped the proposed development will be viewed by Council as one that will positively contribute to the economy of the area. It is considered the proposed height variation is integral for the proposed modification.