Environmental Impact Statement

RESOURCE RECOVERY FACILITY
177 NEWTON ROAD, WETHERILL PARK

OCTOBER 2017

QUALITY ASSURANCE

PROJECT:	Environmental Impact Statement -Resource Recovery Facility
ADDRESS:	Lot 1 in DP 777596, 177 Newton Road, Wetherill Park
COUNCIL:	Fairfield Council
APPLICANT:	Zhinar Architects
AUTHORITY:	Fairfield Council
AUTHOR:	Think Planners Pty Ltd
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	Planning Manager	Director
Qualifications:	B. Urban Regional Planning	BA Town Planning,

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge it is in accordance with Schedule 2 of the Environmental Planning and Assessment Regulation 2000, contains all available information that is relevant to the environmental assessment of the development to which this statement relates and the information contained in the statement is neither false nor misleading.

Brad Delapierre October 2017

Date	Purpose of Issue	Rev	Reviewed	Authorised
12 July 2017	Issued for comments	A	BD/JW	JW
17 July 2017	DA Lodgement Issue	B	BD/JW	JW
16 October 2017	Update post lodgement	C	BD	BD

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EXECUTIVE SUMMARY

Think Planners were commissioned by Zhinar Architects to prepare a Local Development Application on behalf of Pronto Bins.

This submission to Fairfield Council comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the Environmental Planning and Assessment Act 1979.

This Environmental Impact Statement has been prepared in support of a Development Application proposing to demolish the existing buildings on the site and construct an industrial building on the site that will be utilised as a resource recovery facility for construction waste at 177 Newton Road, Wetherill Park.

The subject site is located on the northern side of Newbridge Road, approximately 900m east of the intersection of Newton Road and Cowpasture Road. The site is located on the northern edge of an established industrial area.

The site comprises of a single battle axe allotment with two access handles on the sites side boundaries, providing access to Newton Road. The site where the building is located has a width of 84m and a depth of 98m, and a total site area of approximately 9888m^2. The site currently accommodates an 1-2 storey industrial building, with the majority of the site paved. The site adjoins industrial premises to both side boundaries and the Prospect Reservoir to its rear boundary.

The site is zoned IN1 – General Industrial by Fairfield Local Environmental Plan 2013. A *resource recovery facility* is permissible with consent within the IN1 zone.

The proposal triggers the requirements for an Environmental Impact Statement as Clause 32 within schedule 3 of the Environmental Planning and Assessment Regulation 2000 indicates that a waste management facility becomes designated development when it is located on a site containing sodic soils.

Clause 38 within schedule 3 defines sodic soils as:

> ***sodic soil*** *means soil profiles or layers (within the upper 2 metres of soil) with an exchangeable sodium percentage (ESP) of more than 8 percent*

Table I of the Environmental Site Assessment Report prepared by EIS (Appendix M) indicates that soil samples from Bore Holes 3 and 12 which do not exceed a depth of 2m contained sodic soils with an ESP of 10% and 18% respectively.

The business will process, via sorting, non-putrescible waste being construction waste that will be brought to the premises in either skip bins or trucks up to 19m long articulated semi-trailers. The material will be sorted on site with recyclables and waste transported form the premises to businesses that will further process the recycles

material or alternative materials that can't be further recycled will be taken to a waste disposal facility. The operational waste management plan prepared by Benbow Environmental (appendix Q) outlines this is more detail.

The business proposes to operate 24 hours a day, 7 days a week and will employ up to 12 employees. The business will not be open to the general public.

The Secretary's Environment Assessment Requirements (SEARs) were issued on 27 March 2017. This submission is in accordance with the Department's guidelines for applications lodged under Part 4 of the EP&A Act and addresses the issues raised in the SEARs.

The works proposed under this development application incorporate the recommendations of specialist reports so as to ensure appropriate geotechnical, contamination and salinity outcomes are achieved.

The business will have a positive environmental impact as it will reduce the amount of waste being sent to landfill. Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment. Think Planners Pty Ltd recommends the approval of the application, subject to necessary, relevant and appropriate conditions of consent.

1. ENVIRONMENTAL IMPACT STATEMENT

1.1 Introduction

This Environmental Impact Statement accompanies a Local Development Application that is to be submitted to Fairfield Council for the construction of a purpose built Resource Recovery Facility.

This EIS has been prepared in accordance with the requirements of Part 4 of the Environmental Planning and Assessment Act, Schedule 2 of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation), and the requirements of the Secretary of the Department of Planning and Environment for the preparation of this EIS, that were received.

This submission to Fairfield Council comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the Environmental Planning and Assessment Act 1979.

It relates to the development of a new Resource Recovery Facility that will facilitate the recycling of demolition and construction waste at Wetherill Park. The site contains sodic soil that has an exchangeable sodium percentage of more than 8 percent. Accordingly, in accordance with, Clause 32 within schedule 3 of the Environmental Planning and Assessment Regulation 2000 the proposed waste management facility becomes designated development when it is located on a site containing sodic soils.

The Secretary's Environment Assessment Requirements (SEARs) were issued on 27 March 2017. This submission is in accordance with the Department's guidelines for applications lodged under Part 4 of the EP&A Act and addresses the issues raised in the SEARs.

The Environmental Impact Statement should be read in conjunction with the supporting information and plans accompanying this statement.

1.2 Proponent and Project Team

The proponent and project team are identified in the table below.

Document/ Plan	Consultant
Proponent	Pronto Bins
Architectural Plans	Zhinar Architects
Site Survey	RGM
Landscaping	Paul Scrivener
Hydraulic plans and report	Quantum
Quantity Surveyors Report	MMDCC
Environmental Site Assessment	EIS
Soil and Water Assessment	Benbow Environmental
Acoustic Report	Benbow Environmental
Traffic	Varga Traffic Planning
Dust Management Report	Benbow Environmental
Operational Waste Management	Benbow Environmental
Town Planning	Think Planners
Groundwater Assessment	SMEC
BCA	BCS

1.3 Summary of The Proposal

The development application is seeking approval to operate 24/7 as a resource recovery facility, with the annual capacity to receive 25,000 tonnes of Construction and Demolition waste. Activities to be undertaken on site include the receiving, sorting, processing (by crushing and screening), storage and transfer of waste/ recyclables.

The specific elements that this local Development Application seeks approval for include:

- Demolition of existing two storey warehouse;
- Construction of a two storey industrial building that will contain:
    - Two unloading bays;
    - Storage Areas for materials;
    - Ground floor office;
    - Amenities;
    - Bunded Wash Down Area; and
    - First Floor Office space

- Installation of weighbridges at the entrance and exit of the building;

- Provision of a fire brigade access road around the permitter of the site;
- Provision of 16 on site carparking spaces;

Architectural plans for the development that have been prepared by Zhinar Architects, are contained in Appendix D.

1.4 Need for The Proposal

The site is located within the Fairfield Local Government Area which is experiencing steady residential growth as well as surrounding suburbs including the central city of Parramatta.

The proposal is considered to a desirable landuse activity as it will:

- divert recyclable and reusable wastes from lower order uses or landfill, including co-mingled waste for which there are few recycling alternatives in the area;

- divert wastes from landfill to preserve space for less recyclable materials, thereby extending the life of landfills;

- produce segregated recycled materials (e.g. ferrous and non-ferrous metals, gyprock, timber and plastics) for further processing;

- produce 'crusher ready' materials (e.g. masonry, bricks, concrete, tiles and asphalt) for offsite processing, reducing the requirement for quarried rock;

- provide a commercial return, thereby contributing to the economy of NSW; and

- provide employment for twelve people within the waste recycling and transfer facility during normal operations with additional employees/contractors during extended operating hours.

Recycling in Australia results in a wide variety of tangible and measurable environmental benefits compared to landfill disposal. Environmental benefits include energy savings, avoidance of greenhouse gas emissions, water savings, avoidance of waste, and significant reductions in natural resource use, eutrophication1 and airborne pollutants. Environmental benefits are most apparent in the two significant stages of the waste process which are avoided: extraction of raw materials and disposal of waste to landfill.

The NSW Government has committed almost $500 million to transform waste and recycling in NSW. The Waste Less, Recycle More: A Five-year $465.7 million Waste and Resource Recovery Initiative (EPA 2013) states that *"more effort is needed to continue increasing the recycling rate for waste from households, business and industry*" and further, that "*significant infrastructure investment is required in order to keep up with the increasing waste generation rates and meet the NSW recycling targets.*"

The NSW Waste Avoidance and Resource Recovery Strategy 2014–21 (EPA 2014b) provides a framework for actions to minimise environmental harm from waste generation through to disposal, as well as maximising efficient resource use. The strategy:

- sets targets for preventing waste generation, increasing the recovery and use of secondary resources, reducing toxic substances in products and materials, and reducing litter and illegal dumping; and

- aims to increase the recovery and use of materials from the construction and demolition sector.

This facility will assist with achieving the aims of these state government plans.

1.5 Analysis of Feasible Alternatives

Option 1 -This Proposal

Option 1 is as detailed within this EIS Report and accompanying documents and is considered to be the best option as it utilises land that has already owned by the client and will provide a purpose built site for the recovery of and sorting of building and demolition material, in an industrial area without significant adverse environmental impacts.

Option 2 -Alternate Design

Option 2 would entail an alternate design utilising different parts of the site for the building or proving an outside resource recovery facility. As part of the design and siting exercise for the building alternative options for the siting of buildings and facilities on the site were explored, however the design team considered that the proposed option that focuses the building towards the centre of the site and facilitates the unloading of trucks etc in a covered environment will provide the most functional use of the site.

Option 3 -Alternate Sites

The site and surrounding properties are zoned IN 1 with many containing large industrial premises that are utilised for manufacturing and warehousing. Other sites within the immediate precinct could potentially be utilised for the business but the current site is owned by the proponent.

1.6 Consequence of Not Carrying Out The Development

The consequences of not establishing the facility include:

- continued use of general waste facilities for the disposal of demolition and construction waste;
- increased use of non renewable resources such as trees and quarried rock; and
- increased demand for landfill facilities in the Sydney basin.

1.7 Response to Sears

In accordance with section 78A(8A) of the EP&A Act, the Secretary of the Department of Planning and Environment issued the requirements for the preparation of the EIS on 30 September 2015. A copy of the Secretary's Environmental Assessment Requirements (SEAR's) is included at Appendix A.

The following table provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Secretary's Requirements	Location in EIS
The Environmental Impact Statement (EIS) must address the Environmental Planning and Assessment Act 1979 and meet the minimum form and content requirements in clauses 6 and 7 of Schedule 2 the Environmental Planning and Assessment Regulation 2000.	Throughout the EIS. Note sections 4 and 5 lists mitigation measures as specifically required.
The EIS must include an assessment of all potential impacts of the proposed development on the existing environment (including cumulative impacts if necessary) and develop appropriate measures to avoid, minimise, mitigate and/or manage these potential impacts. As part of the EIS assessment the following matters must also be addressed:	
• **strategic context** – including: – a detailed justification for the proposal and suitability of the site for the development; – a demonstration that the proposal is consistent with all relevant planning strategies, environmental planning instruments, development control plans (DCPs), or justification for any inconsistencies; and – a list of any approvals that must be obtained under any other Act or law before the development may lawfully be carried out.	Section 1.4 and section 5.
• **waste management** – including: – details of the type, quantity and classification of waste to be received at the site; – details of the resource outputs and any additional processes for residual waste; – details of waste handling including, transport, identification, receipt, stockpiling and quality control; – details of how the EPA's record keeping and reporting requirements will be met; and – the measures that would be implemented to ensure that the proposed development is consistent with the aims, objectives and guidelines in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-21*.	Appendix Q
• **hazards and risk** – including: – the Environmental Impact Statement must include a preliminary risk screening completed in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development and Applying SEPP 33 (DoP, 2011), with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development. Should preliminary screening indicate that the project is "potentially hazardous" a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 - Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011).	Appendix K
• **air quality** – including:	Appendix J

– a description of all potential sources of air and odour emissions; – an air quality impact assessment in accordance with relevant Environment Protection Authority Guidelines; and – a description and appraisal of air quality impact mitigation and monitoring measures.	
• **noise and vibration** – including: – a description of all potential noise and vibration sources during construction and operation, including road traffic noise; – a noise and vibration assessment in accordance with the relevant Environment Protection Authority Guidelines; and – a description and appraisal of noise and vibration mitigation and monitoring measures.	Appendix I Appendix H
• **soil and water** – including: – a description of local soils, topography, drainage and landscapes; – details of water usage for the proposal including existing and p water licencing requirements in accordance with the *Water A* and/or the *Water Management Act 2000*; – an assessment of potential impacts on floodplain and sto management and any impact to flooding in the catchment; – details of sediment and erosion controls; – a detailed site water balance; – an assessment of potential impacts on the quality and quantity of and groundwater resources; – details of the proposed stormwater and wastewater management (including sewage), water monitoring program and other meas mitigate surface and groundwater impacts; – an assessment of any potential cumulative impacts on water re and any proposed options to manage the cumulative impacts; and – a description and appraisal of impact mitigation and monitoring me	Appendix O
• **traffic and transport** – including: – details of road transport routes and access to the site; – road traffic predictions for the development during constructi operation; – an assessment of impacts to the safety and function of the road and the details of any road upgrades required for the development; – a transport and traffic study taking into account the cumulative stu traffic impacts associated with the development. • **biodiversity** – including a description of any potential vegetation needed to undertake the proposal and any impacts to flora and fauna. • **visual** – including an impact assessment at private receptors and vantage points. • **heritage** – including Aboriginal and non-Aboriginal cultural heritage.	
The EIS must assess the proposal against the relevant environmental planning instruments, including but not limited to • *State Environmental Planning Policy (Infrastructure) 2007*; • *State Environmental Planning Policy No.33 Hazardous and Offensive Development;* • *State Environmental Planning Policy No.55 – Remediation of Land*;	Refer to section 5.1

• *Fairfield Local Environmental Plan 2013; and* • *Relevant development control plans and section 94 plans.*	
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Environment Protection Authority • Water NSW; • Fairfield Council; • Roads and Maritime Services; and • the surrounding landowners and occupiers that are likely to impacted by the proposal. Details of the consultation carried out and issues raised must be included in the EIS. The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.	Section 4
Further Consultation after 2 years If you do not lodge a development application and EIS for the development within two years of the issue date of these SEARs, you must consult further with the Secretary in relation to the preparation of the EIS.	N/A

2. SITE CONTEXT

2.1 Site Location

The subject site is located on the northern side of Newbridge Road, approximately 900m east of the intersection of Newton Road and Cowpasture Road. The site is located on the northern edge of an established industrial area.

Figure 1: Aerial Map of Industrial Estate (Source: Google Map)

The development seeks to utilise the land in accordance with the zoning and operate a large resource recovery operation within an established industrial precinct that is within close proximity to large centres and public transportation. The proposal will make available additional employment opportunities within the locality both during the construction and operational phase. This is illustrated by the broader aerial map in the following page. Furthermore, the proposal is located near key arterial roads such as The Horsley Drive, Cowpasture Road and The Cumberland Highway.

Figure 2: Broader Aerial Map of the Subject Area (Source: Google Map)

Photographs are provided in the following pages that give context to the locality and also the relationship of the development site with adjoining developments.

Photograph 1 shows the existing streetscape along Newton Road looking east

Photograph 2 shows the existing streetscape along Newton Road looking west

2.2 Site Description

The subject site is legally described as Lot 1 DP 777596 but commonly known as 177 Newton Road, Wetherill Park.

The site comprises of a single battle axe allotment with two access handles on the sites side boundaries, providing access to Newton Road. The site has a width of 84m and a depth of 98m, and a total site area of approximately 9888m^2. The site currently accommodates an 1-2 storey industrial building, with the majority of the site paved with hard surface. The current tenant of the site is a freight company. A photograph from Newton Street is provided below to provide context to the site (note that the site is at the rear).

Photograph 3: Shows the entrance driveway to the site, as viewed from Newton Road

Photograph 4 shows the existing building on the site as viewed from the gates at the entry to the site proper

Photograph 5 shows the view along the western portion of the site towards Prospect Reservoir at the rear of the site

Photograph 6 shows the view along the eastern portion of the site towards Prospect Reservoir at the rear of the site

Photograph 7 shows the industrial property that adjoins the site to the east

Photograph 8 shows the driveway towards Newton Road as viewed from the exit driveway

Photograph 9 shows the driveway towards Newton Road as viewed from the exit driveway

The development site can be described as a large irregular shaped land parcel bounded by a mix of industrial and warehouse buildings to its western, southern and eastern boundaries, as illustrated by an aerial map of the subject site within the following page.
The aerial extract on the following page outlines the boundary of the development site.

Figure 3: Aerial Map of Subject Site (Source: Google Maps)

2.4 Surrounding Development

The site is located in the Wetherill Park Industrial area, that typically comprises larger industrial/warehouse premises containing a single occupier interspersed by sites containing a number of tenancy and a range of smaller industrial uses.

The Prospect Reservoir adjoins the site to the north.

2.5 Surrounding Road Network

The site has access to Newton Road that it a local industrial road that accommodate parking on both sides of the road and also allows vehicles to travel in each direction without interruption.

Newton Road connects to Victoria Street that is a sub arterial road that connects to The Horlsey Drive and the M7 Motorway as well as the Cumberland Highway.

The surrounding road and public transport network is described in more detail within the Traffic and Parking Assessment Report prepared by Varga Traffic Planning (refer Appendix O).

3. DETAILED DESCRIPTION OF PROPOSAL

3.1 Overview

The development application is seeking approval to operate 24/7 as a resource recovery facility, with the annual capacity to receive 25,000 tonnes of Construction and Demolition waste. Activities to be undertaken on site include the receiving, sorting, processing (by crushing and screening), storage and transfer of waste/ recyclables.

The specific elements that this local Development Application seeks approval for include:

- Demolition of existing two storey warehouse;
- Construction of a two storey industrial building that will contain:
    - Two unloading bays;
    - Storage Areas for materials;
    - Ground floor office;
    - Amenities;
    - Bunded Wash Down Area; and
    - First Floor Office space

- Installation of weighbridges at the entrance and exit of the building;
- Provision of a fire brigade access road around the permitter of the site;
- Provision of 16 on site carparking spaces;
- Landscaping at the front of the site.

3.2 Demolition and Site Clearing

The site currently contains a warehouse building that is currently being utilised to accommodate a transport business. The rest of the site comprises concreted manoeuvring areas and open storage areas.

A small strip of low level landscaping is provided adjacent to the southern boundary of the site.

The concrete manoeuvring and open storage areas on the site are in a good condition and are intended to remain.

The existing building on the site will be demolished with material recycled/ disposed of in accordance with the submitted Waste Management Plan. (Appendix P)

3.3 Site Access

The site has been designed with separate access and egress points to allow all traffic to enter and exit the site in a forward direction. The maximum vehicle size to be permitted on site will be a 19m articulated truck.

Vehicles entering the site will utilise the western driveway and vehicles exiting the site will utilise the eastern driveway.

3.4 Site Function and Operation

The site will operate 24/7 as a resource recovery facility, with the annual capacity to receive 25,000 tonnes of Construction and Demolition waste. Activities to be undertaken on site include the receiving, sorting, processing (by crushing and screening), storage and transfer of waste.

Materials to be accepted by the business include:

- Bricks;
- Concrete;
- Timber;
- Glass;
- Metal; and
- Ancillary General waste. (Non putrescible)

The waste materials are to be delivered to the undercover resource recovery facility on via trucks (small, medium, and large rigid trucks and articulated semi-trailer), and unloaded into ‘dumping bays’. The waste would then be sorted by an excavator with a grapple attachment and placed into various stockpiles.

A front end loader would transfer the sorted waste to the front of or inside the designated storage bays for each material type (to the front of the bay for material to be processed further, and inside the bay for material that doesn’t require further processing). A mobile crusher and a mobile screening machine would be used in the storage bays to crush and screen bricks, concrete and timber, which are then stockpiled separately from the uncrushed material, inside the storage bay.

The recovered and processed wastes are stored in the bays until transfer to a secondary recycling facility for further processing. Any waste that is not suitable for resource recovery will be collected by licensed waste contractor for final disposal to landfill.

The wheels of delivery trucks, as well as all waste bins and skips, will be washed down in the ‘wash-down area’, located in the north eastern corner of the building. The wash-

down area will have a bunded wash bay, with in-built gross pollutant traps or particulate filters to trap various

waste materials, as well as sediment and dust, during the washing process. Water used in the wash bay will be recycled and reused within the system.

The following waste will not be accepted at the site:

- special waste (including clinical and related waste; asbestos waste; whole loads of waste tyres; or anything classified as special waste under an EPA gazettal notice) as defined in EPA (2014a) Step 1;
- liquid waste as defined in EPA (2014a) Step 2;
- wastes pre-classified as hazardous waste as defined in EPA (2014a) Step 3;
- general solid waste (putrescible) as defined in EPA (2014a) Step 3;
- waste possessing hazards as defined in EPA (2014a) Step 4; and

or • waste that requires chemical assessment to determine its classification.

No odorous waste will be accepted by the facility.

Handling and inspection processes will be implemented prior to entry to check that waste delivered to the site does not contain materials that cannot be accepted.

Notwithstanding this it is acknowledged that all facilities receive small quantities of materials that the facility is not licensed to accept. For example, a tin of paint in a mixed load of construction and demolition waste, a tyre or some asbestos sheeting stuck to concrete removed from an old house.

Should non-acceptable materials be found through the inspection process, the vehicle will either be turned away or that portion of the load not accepted. When these materials are found during sorting, they will be segregated and stored in a covered bin in the building, prior to removal from site for disposal as appropriate to the nature of the material.

Any materials that appear to be asbestos containing material will be bagged appropriately and placed in a 240 L wheelie bin cleared labelled “Asbestos.” The bin will be kept within the building. These materials will be removed from site by a contractor licensed to transport these materials as soon as there sufficient material to make up a small load.

3.5 Operating hours

The proposal seeks approval to operate 24 hours, 7 days a week to cater for the delivery of materials to and from the site that is occurring from construction sites operating 24/7, to assist with avoiding traffic congestion and or at peak demand.

Notwithstanding this, the facility will typically operate between 6am and 6pm Monday to Saturday.

3.6 Refuelling

Diesel will be supplied to the 4500 litre on-site tank by an on-site refuelling contractor using a mini-tanker.

A diesel spill kit will be stored within the building for emergency spill response. Any used absorbent material will be disposed of at an appropriately licensed waste facility and fresh material replaced in the spill kit.

The following measures will be implemented for safe refuelling and to prevent diesel from entering the environment:

- diesel will be supplied to the site by an appropriately licensed and qualified on-site refuelling contractor using a mini-tanker;
- there will be a diesel spill kit stored within the processing shed. Refuelling activities and emergency spill response will be covered within the site's environmental management plan; and
- refuelling activities and emergency spill response plans will be included within

3.7 Landscaping and Public Domain

Landscape plans for the site have been prepared by Paul Scrivener (Refer Appendix F).

The landscape plans include plantings at the front of the site and within the carparking area at the front of the site. Landscaping is consistent with the landscaping provided in the precinct.

3.8 Parking

The proposal incorporates 18 carparking spaces at the front of the site in between landscaped bays. These carparking spaces are accessed off a right of way and vehicles are able to appropriately manoeuvre into and out of these spaces.

3.9 Infrastructure and Services

The site is currently serviced for water, sewage, power and telecommunications. Given the nature of the proposal it is not considered that any of these services will need to be amplified to cater for the demand of this proposal.

4. CONSULTATION

4.1 General

Consultation has occurred on the project since inception and will continue as the assessment of the application progresses and throughout the entire development project. The purpose of the consultation process to date has been to inform and seek feedback from key stakeholders.

The key stakeholders engaged with as part of the consultation process were.

- Surrounding landowners and occupiers;
- Environmental Protection Authority;
- Water NSW;
- Fairfield Council;
- Roads & Maritime Services;

4.2 Community Consultation

A Community Consultation afternoon was held on the site between 2pm and 4pm on Wednesday 28 June. The week prior to this meeting, properties in surrounding streets were letterboxed dropped to encourage attendance at the community consultation.

On the day draft documentation and plans were set up and available for viewing. At the session consultation was held with the existing tenants of the premises, who expressed some concern about the need to relocate their operations to facilitate the proposal.

4.3 Environmental Protection Authority

An email was sent to the EPA on 24 May 2017 enclosing a copy of draft reports and asking for feedback, however as at the time of preparation of this EIS, no reply was received to this email that encouraged further engagement.

Notwithstanding this the EIS and appendices appropriately addresses issues raised as part of the SEARS consultation process.

4.4 Water NSW

An email was sent to Water NSW on 24 May 2017 enclosing a copy of draft reports and asking for feedback, however as at the time of preparation of this EIS, no reply was received to this email that encouraged further engagement.

Notwithstanding this the EIS and appendices appropriately addresses issues raised as part of the SEARS consultation process.

4.6 Fairfield Council

Prior to the proponent becoming aware that an EIS was required for the development, a pre-lodgement meeting for the proposal was held with Fairfield Council on 8 November 2016.

At this meeting staff in attendance were briefed on the proposal and discussions occurred around:

- Type of waste to be processed;
- Storage within easement;
- Life span of the building and potential for adaption;
- Traffic impacts;
- Flooding impacts on the site;

An email was sent to Fairfield Council on 24 May 2017 enclosing a copy of draft reports and asking for feedback, however as at the time of preparation of this EIS, no reply was received to this email that encouraged further engagement.

Notwithstanding this the EIS and appendices appropriately addresses issues raised as part of the consultation process.

4.7 Roads and Maritime Services

Roads and Maritime Services were further consulted about the project and in email dated 7 June 2017, Zhaleh Alamouti a Land Use Planner from the RMS advised in part that:

Roads and Maritime Services has reviewed the submitted draft traffic report and has no further comments.

4.8 Public Consultation

Council have requested that a response be provided to the three submissions that were received during the advertising and notification of the proposal.

The following table responds to the issue raised in the three tables:

Issue of Concern	Response
Property Devaluation	The site is located in an industrial area that contains a variety of industrial landuses including other resource recovery facilities. Given this it is not considered that this industrial use in an industrial area would lead to a devaluation of surrounding industrial properties
Impact on shared driveway for 179 -181 Newton Road	The site is provided with access and egress to Newton Road via two access handles from Newton Road. Given it is more likely that users of 179 and 181 will damage the driveway that provides access to 177, rather than this site causing damage to pavement associated with 179 -181 Newton Road. It is also noted that 177 Newton Road is currently used as a freight depot and is regularly accessed by semi-trailers. Given this the intensity of use and weight of vehicles is likely to be similar.
Security Issues: Objector requests that there needs to be a plan to prevent the shared driveway from public access given the proposed 24/7 hour operations of the business.	Currently a gate is not provided to prevent the out of access to industrial units at 179 -181 Newton Road. It is considered that the increased activation of the driveway from the potential 24/7 operation will increase passive surveillance of the access handles and increase security on the sites due to the increased level of activation.
Noise. Objectors raise concern about noise generation from the premises particularly given the proposed 24/7 operation	An acoustic report accompanies the DA and confirms that due to the activities occurring within the warehouse that it will not unacceptably impact on surrounding landuses.
Air Quality Report: Concern is raised that the air quality report does not consider the impacts of the use on the Meat wholesaler at 144 Newton Road, Wetherill Park.	An updated Air Quality report has been prepared. This report indicates that given unloading and process occurs within the building and noting that dust suppressant measures are proposed that the activities on the site will not unacceptable impact on surrounding landuses that are sensitive to dust including the wholesale meatworks opposite the site at 144 Newton Road, Wetherill Park.

Driveway Congestion	The traffic report that accompanies the application outlines that the peak operating time for the facility is likely to be around 1pm with around 7 deliveries. The site has the ability to accommodate 7 vehicles an hour with a weigh bridge located at the entrance and truck spending limited time within the premises to off load goods. Given this it is not considered that the arrival of 7 vehicles around 1pm would result in vehicles blocking the driveway and impacting on access to units within 179 -181 Newton Road.

5. PLANNING CONTROLS

5.1 STATUTORY PLANNING CONTROLS

The relevant Statutory Planning Controls include: -

- Environmental Planning and Assessment Act 1979;
- Environmental Planning and Assessment Regulation 2000;
- State Environmental Planning Policy No. 55 – Contaminated Land;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy (Western Sydney Parklands) 2009;
- State Environmental Planning Policy No. 33 – Hazardous and Offensive Development;
- The Greater Metropolitan Regional Environmental Plan No.2 -Georges River Catchment; and
- Fairfield Local Environmental Plan 2013.

Consideration is now given to the applicable Statutory Planning Controls.

5.1.1 Environmental Planning and Assessment Act 1979

The EP&A Act provides, the legislative framework for the assessment and approval of development in NSW. In accordance with Division 4.1 of Part 4 of the EP&A Act, this Environmental Impact Statement has been prepared in to address both the Secretary's Environmental Assessment Requirements and the general provisions of Schedule 2 of the EP&A Regulations.

Section 5A sets out matters which must be considered in deciding whether a proposed development is likely to have a significant effect on threatened species, populations or ecological communities, or their habitats. The Site is substantially devoid of vegetation and is not identified as containing significant native vegetation or fauna.

5.1.2 Environmental Planning and Assessment Regulation 2000

The EIS has addressed the specific criteria within clause 6 and clause 7 of Schedule 2 of the EP&A Regulation including the principles of ecologically sustainable development in Section 7.

As required by Clause 7(1)(d)(v) of Schedule 2 of the EP&A Regulation, an additional approval will also be required in order to permit the proposed development to occur. The additional approval required under other legislation for the facility is set out below.

Roads Act 1993

The proposal includes carrying out of works that affect public roads, being the construction of two driveways to the site. Consent from Fairfield Council under Section 138 of the Road Act 1993 will be required for these works. However, in accordance with Section 89K of the EP&A Act, the Section 138 Roads Act approval must be consistent with the development consent that is issued.

Protection of The Environment Operations Act 1997

The NSW Protection of the Environment Operations Act 1997 (POEO Act) is the principal NSW environmental protection legislation and is administered by the EPA.

Section 48 of the POEO Act requires an Environmental Protection Licence to undertake scheduled activities at a premise.

Scheduled activities are defined in Schedule 1 of the POEO Act and include the following premise-based activities that apply to the facility:

- *resource recovery – having on site at any time more than 1,000 tonnes or processing more than 6,000 tonnes per year of general waste;*
- *waste processing (non-thermal treatment) – having on site at any time more than 1,000 tonnes or processing more than 6,000 tonnes per year of general waste; and*
- *waste storage – received from off-site and storing of more than 1,000 tonnes of waste at any time or more than 6,000 tonnes per year.*

As the facility involves scheduled activities, an EPL under Section 48 the POEO Act will be required.

5.1.3 State Environmental Planning Policy No. 55 Contaminated Land

Clause 7 of SEPP 55 provides:

> *(1) A consent authority must not consent to the carrying out of any development on land unless:*
>
> *(a) it has considered whether the land is contaminated, and*
>
> *(b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
>
> *(c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

An Environmental Site Assessment was carried out Environmental Investigation Services (Appendix M). This study involved 12 bore holes and analysis of soil from the bore holes indicates that the site is not unduly contaminated and that the remediation of the site is not required.

Given this report and noting that the site does not require any remediation to allow its continued use for industrial purposes, the provisions of SEPP 55 are considered to be satisfied.

5.1.4 State Environmental Planning Policy (Infrastructure 2007)

In accordance with clause 45, it is not anticipated that Council will refer the application to an electricity supply authority as works will not occur within 5m of an exposed overhead electricity power line.

In accordance with clause 86, the application is not anticipated that the development will be referred to Trains NSW as the proposal does not involve excavation greater than 2m in depth within 25m of a rail corridor.

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of Clause 102 of the SEPP that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

Clause 104 identifies a number of types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'. The current proposal is identified as traffic generating development by schedule 3 of the SEPP as it considered to be a development for the purpose recycling facility. Accordingly, the proposal is required to be referred to the RMS for comment.

Division 23 and clauses 120 – 123 of the SEPP contains planning controls for Waste or Resource Facilities with clause 121 permitting a Resource Recovery Facility with development consent in an IN1 -General Industrial Zone. It is noted that Fairfield LEP 2013 also permits a Resource Recovery Facility with development consent in an IN1 zone.

5.1.5 State Environmental Planning Policy (Western Sydney Parklands) 2009

The land adjoining the rear of the site (Prospect Reservoir), is located within the area known as the Western Sydney Parklands and to which the State Environmental Planning Policy (Western Sydney Parklands) 2009 applies. There are no provisions within this SEPP which apply to development adjacent to the parkland sites and therefore the SEPP does not apply to the proposal.

5.1.6 State Environmental Planning Policy No. 33 -Hazardous and Offensive Development

The Secretary's Environmental Assessment Requirements indicate that consideration should be made as to whether the proposed facility is considered a hazardous or potentially hazardous industry pursuant to State Environmental Planning Policy 33 (SEPP 33).

Certain activities may involve handling, storing or processing a range of substances which in the absence of locational, technical or operational controls may create an off-site risk or offence to people, property or the environment. Such activities would be defined as potentially hazardous or potentially offensive.

For development proposals classified as 'potentially hazardous industry' the policy establishes a comprehensive test by way of a preliminary hazard analysis (PHA) to determine the risk to people, property and the environment at the proposed location and in the presence of controls.

Under SEPP 33, a preliminary risk screening of a proposed development is required to determine if the development is potentially hazardous and whether further analysis and assessment is required. The Department of Planning document Applying SEPP 33Hazardous and Offensive Development Application Guidelines (2011), outlines the details of the determination as to the classification of the proposed facility under SEPP 33.

Industries or projects determined to be hazardous or potentially hazardous would require the preparation of a Preliminary Hazard Analysis (PHA) in accordance with Clause 12 of SEPP 33. No further assessment under SEPP 33 is required for projects not considered potentially hazardous following a SEPP 33 Risk Assessment.

An assessment against Applying SEPP 33 was conducted by Benbow Consulting as part of their Environmental Risk assessment (Appendix K) found that the facility is not

potentially hazardous (. Further, the facility will not pose a significant risk to or have a significant adverse impact on human health, life, property or the biophysical environment. The facility will not be a potentially hazardous or offensive industry and, therefore, a Preliminary Hazard Assessment is not required.

5.1.7 Greater Metropolitan Regional Environmental Plan No.2, Georges River Catchment (Deemed SEPP)

SREP 2 applies to the majority of land within the Fairfield LGA and contains various provisions aimed at protecting the environment of the Georges River system.

The site does not have direct frontage to the Georges River. Appropriate erosion and sedimentation measures will be installed during the construction of the proposal to ensure that the planning principles of the Regional Environmental Plan are met.

Once constructed appropriate stormwater measures will be implemented to ensure that water quality in the catchment is not unacceptably impact upon.

Clause 11 of the Regional Environmental Plan contains the following specific matters for consideration of Waste Management Facilities.

> *A system is to be required to manage leachate surface controls on the land on which the waste management facility or works is or are proposed.*
>
> *A site management plan is to be required for the land on which the waste management facility or works is or are proposed.*
>
> *The likelihood of groundwater contamination.*
>
> *The adequacy of the proposed leachate management system and surface water controls.*
>
> *The long-term stability of the final landform and the adequacy of the site management plan.*
>
> *Where the proposed development involves extraction of material, whether an adverse impact on the Georges River or its tributaries will result.*

These requirements are addressed in the following table:

Controls	Comment	Complies
A system is to be required to manage leachate surface controls on the land on which	The resource recovery facility is not a traditional waste facility where rubbish is disposed of as landfill. The building where goods are unloaded and	**YES**

Controls	Comment	Complies
the waste management facility or works is or are proposed.	temporarily stored prevent the seepage of potentially harmful leachates into the soil. The stormwater system appropriately manages stormwater disposal from the site.	
A site management plan is to be required for the land on which the waste management facility or works is or are proposed.	An operational management plan has been prepared and forms part of the Development Application submission.	**YES**
The likelihood of groundwater contamination.	The resource recovery facility is not a traditional waste facility where rubbish is disposed of as landfill. The building where goods are unloaded and the storage sheds prevent the seepage of potentially harmful leachates into the soil. Given this the likelihood of groundwater contamination is low. The operational management plan appropriately considered how any spills will be dealt with on site.	**YES**
The adequacy of the proposed leachate management system and surface water controls.	A stormwater plan is submitted with the development application and ensures the adequate disposal of stormwater from the site. As outlined above given the facility is not a traditional landfill site, the potential for the leaching of harmful materials is low. The operational management plan discusses the management of waste on the site.	**YES**
The long-term stability of the final landform and the adequacy of the site management plan.	As outlined above as the site is not a traditional landfill site where the landform will change substantially over the life of the facility. The site management plan is considered to adequately address relevant matters for consideration.	**YES**
Where the proposed development involves extraction of material, whether an adverse impact on the Georges River or its tributaries will result.	The proposal does not involve the extraction of material.	**N/A**

It is considered that the environmental assessment within this EIS report satisfactorily considers these matters and that the proposal is acceptable in these regards.

5.1.8 Fairfield Local Environmental Plan 2013

As shown on the zoning map extract in the following page, the development site is zoned IN1 – General Industrial under the provision of the Fairfield Local Environmental Plan 2013.

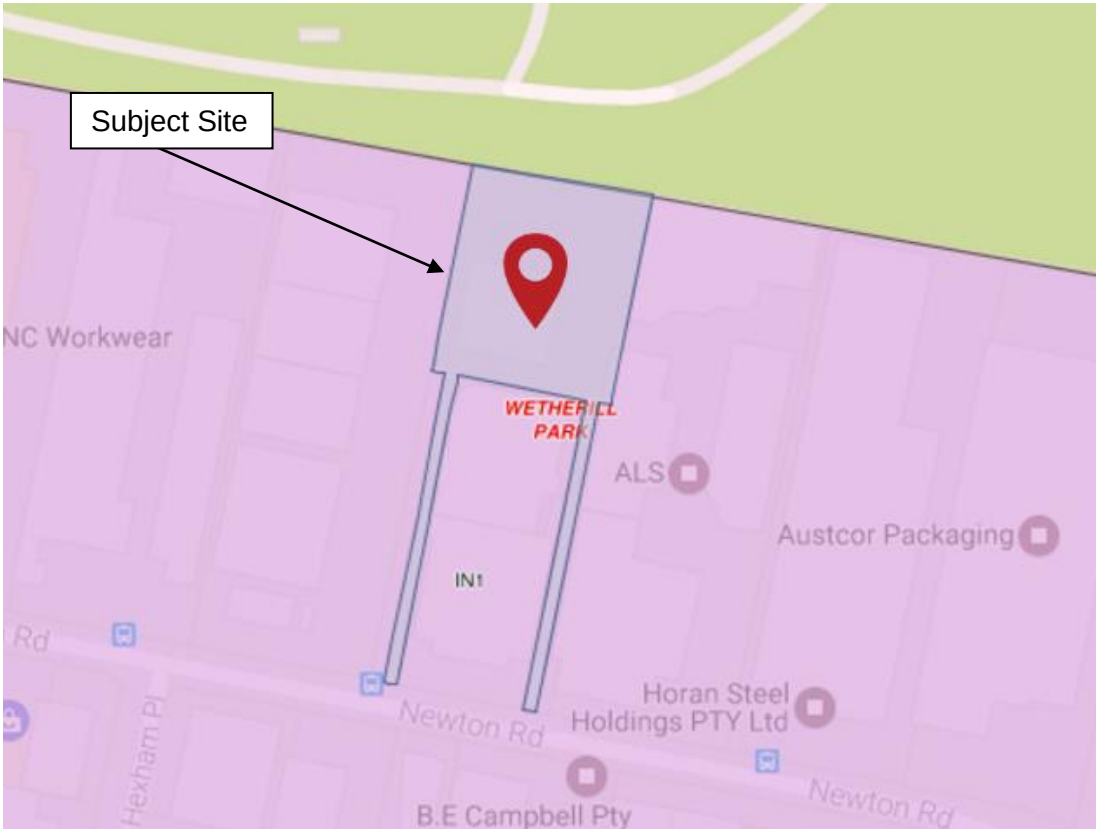
'Resource Recovery Facility' is permissible with consent within the subject site and the proposal is consistent with the definition contained within the LEP:

resource recovery facility *means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.*

The development proposal is also consistent with the prescribed zone objectives that are stipulated as:

- *To provide a wide range of industrial and warehouse land uses.*
- *To encourage employment opportunities.*
- *To minimise any adverse effect of industry on other land uses.*
- *To support and protect industrial land for industrial uses.*
- *To ensure development is not likely to detrimentally affect the viability of any nearby business centre.*

Figure 7: Zoning Map Extract (NSW Planning Portal)



The proposed development will increase floorspace in the locality and support the existing industrial precinct as well las the surrounding areas undergoing development/redevelopment and will increase employment opportunities within the locality. The table below provides detail on the development standards relevant to the current proposal as well as other relevant provisions.

The table below provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions.

Fairfield Local Environmental Plan 2013 – Compliance Table			
Clause	**Controls**	**Comment**	**Complies**
Zoning	IN1 – General Industrial	A '*Resource Recovery Facility*' is permissible with Council consent in the IN1 – General Industrial Zone.	YES
Part 2 Permitted or Prohibited Development			
2.3	Zone Objectives and Land Use Table	The proposal is consistent with the zone objectives of the IN1 – General Industrial and	YES

		will provide additional employment opportunities for the local area.	
Part 4 Principal Development Standards			
4.3	Height of Buildings	No maximum height limit is identified for the subject site under the Fairfield Local Environmental Plan 2013.	N/A
4.4	Floor Space Ratio:	No FSR controls apply to the site. Not applicable.	N/A
Part 5 Miscellaneous Provisions			
5.9	Preservation of Trees or Vegetation	The subject site is within a well-established industrial area, having historically been used for industrial purposes and is void of trees or vegetation. The development proposes landscaping works appropriate within a commercial context. It is highlighted that no significant vegetation is to be impacted as part of the proposal. Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan. See Landscape Plan for detail.	YES
5.10	Heritage Conservation	There are no heritage restrictions on the site or within its immediate vicinity. Not applicable.	N/A
Part 6 Additional Local Provisions - Generally			
6.1	Acid Sulfate Soils	The subject site is not identified as containing Acid Sulfate Soils.	N/A
6.2	Earthworks	The site the development is to be contained at ground level. Only minor excavation is required. The proposal will not adversely affect or disrupt drainage and flood patterns, flood storage or soil stability in the area. It is considered unlikely due to the location of the site as well as previous development that excavation will lead to the disturbance of relics.	YES
6.3	Flood Planning	The subject site is identified as being flood prone and it is identified as conveying	Yes

		overland flows. The site is located within a low flood risk precinct. As outlined in the flood report prepared by Quantum Engineers, the development appropriately responds to this constraint. (Refer Appendix G)	
6.4	Floodplain Risk Management	The subject site is identified as being located within a Low Flood Risk Precinct flood prone. As outlined in the flood report prepared by Quantum Engineers, the development appropriately responds to this constraint. (Refer Appendix G)	Yes
6.5	Terrestrial Biodiversity	The subject site is not identified as containing Biodiversity Land under the Fairfield Local Environmental Plan 2013. Not applicable.	N/A
6.6	Riparian Land and Watercourses	The subject site is not identified as containing Riparian Land and Waterways under Fairfield Local Environmental Plan 2013. Not applicable.	N/A
6.7	Landslide Risk	The subject site is not identified as being affected by landslides. Not applicable.	N/A
6.9	Essential Services	The development site is well serviced by water and sewer and the required utility clearances will be obtained prior to works commencing on site.	YES

5.1.9 Fairfield Citywide Development Control Plan 2013 – Chapter 3: Environmental Management and Constraints

The table below provides detail on the development standards relevant to the current proposal.

Fairfield Development Control Plan 2013 – Chapter 3: Environmental Management and Constraints			
Clause	**Controls**	**Comment**	**Complies**
3.2	Preservation of Trees or Vegetation	The subject site is within a well-established industrial area, having historically been used for industrial purposes and is void of trees or vegetation.	YES

		The development proposes landscaping works appropriate within a commercial context. It is highlighted that no significant vegetation is to be impacted as part of the proposal. Landscaping of the site is to be undertaken in accordance with the attached Landscape Plan. See Landscape Plan for detail.	
3.5	Flood Risk Assessment	The subject site is identified as being flood prone and it is identified as conveying overland flows. The site is located within a low flood risk precinct. As outlined in the flood report prepared by Quantum Engineers, the development appropriately responds to this constraint. (Refer Appendix G)	Yes
3.6	Land Contamination	The site was previously used for industrial purposes. The land is not known to have been used for any purposes that may give rise to the likelihood of contamination. An Environmental Site Assessment has been prepared by EIS. (Appendix M) This report confirms that the site is suitable for redevelopment for industrial purposes.	Yes
3.8	Acid Sulfate Soils	The subject site is not identified as being affected by Acid Sulfate Soils.	N/A
3.11	Erosion and Sediment Control	Appropriate measures will be undertaken during the construction and construction phase of the development application to ensure that all soil materials will be contain on the site. Appropriate erosion and sediment control measures such as the use of sediment fencing will be undertaken to minimise erosion during the demolition and construction phase of the proposal. An Erosion and Sediment Control Plan is attached as part of this application.	YES
3.12	Heritage Items	There are no heritage restrictions on the site or within its immediate vicinity. Not applicable.	N/A

5.1.10 Fairfield Citywide Development Control Plan 2013 – Chapter 9: industrial development

The table below provides detail on the development standards relevant to the current proposal.

Fairfield Citywide Development Control Plan 2013 – Chapter 9: Industrial Development			
Clause	**Controls**	**Comment**	**Complies**
9.1 – Site and Built Form			
9.1.1.2	Lot Frontage – Battleaxe lots Width of 60m	The site has an average width of more than 60m and is therefore compliant.	YES
9.1.2	Building Setbacks	The subject site is located on a battleaxe lot and therefore the front setback control is not applicable.	N/A
9.2 Car Parking, Vehicle and Access Management			
9.2.2.2	Car Parking Requirements	Car parking rates are to be provided in accordance with section 12 of this DCP.	N/A
9.2.3	Loading Facilities Large warehouses (greater than 3000m^2)	Loading facilities for large warehouse developments will be assessed on merit and are to be justified on basis of size, number and frequency of goods vehicles likely to visit premises.	YES
	Minimum dimensions – 3.5m x 17.5m (Semi – Trailer)		YES
9.2.5	Vehicular Access	The development proposes vehicular access for the subject site that includes separate entry and exit for trucks, and is compliant with the DCPs requirements.	YES

5.1.11 Fairfield Citywide Development Control Plan 2013 – Chapter 12: Car Parking, vehicle and access management

The table below provides detail on the development standards relevant to the current proposal.

Fairfield Citywide Development Control Plan 2013 – Chapter 12: Car Parking, Vehicle and Access Management			
Clause	**Controls**	**Comment**	**Complies**
12			
12	Car Parking Rates - Resource Recovery Facility	*"To be determine by a car parking survey of a comparable facility."* The site proposes a total of 16 car parking spaces within an at grade car parking bay. The subject site will not be open to the public and provides a maximum of 12 employees. The 16 car parking spaces therefore is adequate for the number of staff proposed.	YES

5.2 OTHER LEGISLATIVE REQUIREMENTS

5.2.1 Environmental Protection & Biodiversity Conservation Act 1999

There are no flora or fauna species listed under the EPBC Act 1999 located within the works area.

5.2.2 Native Vegetation Act 2003

The site is not identified as containing any significant native vegetation.

Therefore, the provisions of the Act are not relevant to the current proposal.

5.2.3 Heritage Act 1977

The proposal will not unduly impact any heritage item listed on the State Register or any item listed on a Heritage and Conservation Register.

5.2.4 Contaminated Land Management Act 1997

There is nothing in the works area that indicates a contaminating land use and no reason to suspect contamination of the works area.

5.2.5 Protection of the Environment Operations Act 1997

This Act is the primary piece of legislation regulating pollution control and waste disposal in NSW. Provided appropriate mitigation measures are implemented the relevant provisions of the Act that relate to pollution control would not be triggered.

Section 48 of the POEO Act requires an EPL to undertake scheduled activities at a premise. Scheduled activities are defined in Schedule 1 of the POEO Act and include the following premise-based activities that apply to the facility:

- resource recovery – having on site at any time more than 1,000 tonnes or processing more than 6,000 tonnes per year of general waste;

- waste processing (non-thermal treatment) – having on site at any time more than 1,000 tonnes or processing more than 6,000 tonnes per year of general waste; and

- waste storage – received from off-site and storing of more than 1,000 tonnes of waste at any time or more than 6,000 tonnes per year.

As the facility involves scheduled activities, an EPL under the POEO Act will be required.

5.2.6 Soil Conservation Act 1938

This Act is the primary piece of legislation conserving soil and water resources in NSW. Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with.

5.2.7 National Parks and Wildlife Act 1974

This Act provides the National Parks and Wildlife Service the power to issue stop work orders if it considers an activity is likely to significantly affect protected fauna, native plants or their environment. The Act also regulates site of archaeological and cultural significance.

Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with. If aboriginal relics are uncovered then the provisions of the Act will be triggered and works must cease.

5.2.8 Noxious Weeds Act 1993

This Act emphasises the importance in managing the control of noxious weeds. There are no approvals or permits under the Act however the Act provides that occupiers of land must control noxious weeds under their management.

Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with.

5.2.9 Waste Avoidance and Resource Recovery Act 2001

This Act seeks to minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and re-use and recycling of waste in accordance with ESD principles.

This proposal is very consistent with the requirements of the act as the premises aims to support the recycling of waste that would otherwise often end up in the general waste stream.

Given this, the relevant provisions of the Act will be complied with.

5.2.10 Protection of the Environment Operations (Waste) Regulation 2005

This Regulation provides requirements in relation to disposal of waste, record-keeping, payments, transportation, and special requirements for hazardous waste.

As outlined in the Operational Management Plan, appropriate mitigation measures are proposed to ensure that the relevant provisions of the Act will be complied with.

5.2.12 Water Management Act 2000

The NSW Water Management Act 2000 (WM Act) regulates the use and interference with surface and groundwater in NSW where a water sharing plan (WSP) has been implemented.

Section 91(2) of the WM Act requires an activity approval for the carrying out of a controlled activity in, on or under waterfront land. The facility does not include works within 40 m of a watercourse and an activity approval is not required.

Water sharing plans contain the rules for sharing and managing the water resources within water source areas. Two WSPs are applicable to the site: The Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources and the Water Sharing Plan for the Greater Metropolitan Region Groundwater Sources. The facility will be consistent with the two water sharing plans. As no surface water or groundwater will be taken for the facility, no water access licences or approvals will be required. Water from the roof of the processing shed will be stored in a dedicated rainwater tank, which does not require licensing or work approval.

5.2.13 Commonwealth legislation

Under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), actions that may have a significant impact on a matter of national environmental significance (MNES) are 'controlled actions' and require approval from the Commonwealth. MNES include world heritage properties, wetlands of international importance, and listed threatened species and ecological communities. The facility will not have any significant impacts on any M

5.2.14 NSW State Priorities

There are 18 state priorities for NSW that will assist with growing the economy by delivering infrastructure, protect the vulnerable and improve health, increasing education and public services across NSW.

This proposal is consistent with relevant state priorities as it will:

- Create approximately jobs through the construction phase and provide ongoing employment for staff when operating;

- Provide employment opportunities for all including people of different racial backgrounds, religious beliefs and with disabilities.

Overall, it is considered that the proposed development is entirely consistent with the goals and objectives set out within the *NSW State Priorities*.

5.2.15 A Plan for Growing Sydney

A Plan for Growing Sydney outlines the State Government's plan to deliver homes, jobs and infrastructure to support a growing population. Key directions described in the Plan relate to accelerating housing supply and urban renewal across Sydney, with a focus on providing homes in areas well serviced by existing or planned infrastructure.

The Plan identifies that there is a significant gap between current housing production and future housing needs and that it is critical to remove the barriers to increased housing production to facilitate accelerated housing supply. The Plan explains that the Government intends to work with councils and the development sector to put in place flexible planning controls which enable housing development in feasible locations.

A Plan for Growing Sydney will also provide a framework for strengthening the global competitiveness of Sydney, in order to facilitate strong investment and jobs growth.

The planning proposal is consistent with the objectives and actions of A Plan for Growing Sydney.

5.3 SECTION 79C(1B) ASSESSMENT

The following sub sections assesses the key issues outlined in the SEARS and assesses the likely impacts of the development in accordance with Section 79C(1)(b) of the Environmental Planning and Assessment Act 1979.

5.3.1 Traffic and Transport

The traffic impacts of the proposal have been considered by Varga Traffic Planning. (Appendix O)

This report indicates that: that the proposed development is expected to generate approximately 35 deliveries per day, with peak traffic activity of approximately 7 deliveries around 1pm.

The traffic report indicates that having regards to this and the proximity of the site to major arterial roads that the proposed change of use to a transfer/recycling facility will not have any unacceptable traffic implications in terms of road network capacity, particularly given the proposed operational times of the projected traffic.

The facility will not have any unacceptable impacts on road safety and traffic management, public transport services, pedestrians or cyclists.

5.3.2 Dust Management

The Dust Management report prepared by Benbow Environmental (Appendix J) states:

There are a number of potential emission sources of dust related to operation of the recycling waste transfer facility. Particulate matter or 'dust' emitted can range in composition and size. It is important to note that local meteorological conditions play a significant role in the liberation of particles into the air.

Potential sources of dust relating to the sites activities include:

- *General site wind erosion – liberation of surface dusts into the air;*
- *Transfer, handling and sorting of materials increases potential for particles to become*
- *airborne;*
- *Windblown dust emissions from stored materials on site;*
- *Wheel generated and diesel exhaust emissions from on-site vehicle traffic; and*
- *Transport of materials onto and off site.*

The site proposes limited crushing or screening activities which limits the potential for particulate matter to be generated from the building demolition wastes materials handled at the site.

The majority of the waste materials handled are likely to be in larger bonded forms rather than as the smaller sized, inhalable and respirable dust particles which are of concern to human health.

The site surface is covered by concrete and bitumen. This significantly limits the potential for wheel generated emissions.

Given this and the proposed management measures outlined in the report that include water misting it is not considered that the development would generate excessive dust.

5.3.1 Crime Prevention Through Environmental Design

CPTED is the term that encompasses the philosophical theory and practical application of design practices for buildings and places that seek to prevent crime. A building or place designed with CPTED principles in mind achieves –

- deterring crime by increasing the perception and chance of crime being detected, witnessed, challenged or criminals captured;
- making the opportunities for crime occurrence more difficult; and
- limiting or concealing opportunities for crime.

The NSW Police Force describe the "Safer by Design" approach in the following manner –:

> *Crime Prevention through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients (law, offender, victim or target, opportunity) from intersecting in time and space.*
>
> *Predatory offenders often make cost-benefit assessment of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:*
>
> *Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension);*
>
> *Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime);*
>
> *Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards); and*

Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour).

CPTED employs four key strategies. These are territorial re-enforcement, surveillance, access control and space/activity management. All CPTED strategies aim to create the perception or reality of capable guardianship.

The four key strategies have been applied to the development proposal and analysis and commentary is provided in below.

Surveillance

Crime can be reduced by providing opportunities for effective surveillance. In areas with high levels of natural and passive surveillance potential offenders are deterred from committing a crime. Natural and passive surveillance in relation to the proposal needs to be understood at the macro / site level and the individual occupant level.

Macro / Site Level

The scale of the subject site and the proposed development results in the need for the introduction of a series of frontages to public places (streets and open space) and the creation of internalised private open space and movement spaces. The following passive surveillance attributes are demonstrated in the proposal:

- The site is broken down by roads and introducing a limited number of publicly accessible components and places.
- Sight lines from the public spaces (roads and pathways) are generally to the external outer edges of the proposed buildings, lobby spaces and driveway entrances. The site lines are clear and are not overly complicated or blocked by landscaping.
- Landscaping provides for designation of spaces without creating “blind” spots or concealment areas.
- The ‘eyes on the street’ approach to the street frontage will serve to discourage anti-social behaviour;
- Concealment opportunities are limited and appropriate lighting will be provided to publicly accessible areas; and

Access control

The use of physical and symbolic barriers to attract, channel or restrict the movement of people assists in minimising opportunities for crime and increases the effort required to commit a crime.

In this regard, the proposal provides:

- The design allows for ease in clearly marking entrance points and way finding features such as pathways, lighting and signage;

- Security fencing around part of the site to limit the number of access points to the site;

Territorial reinforcement

Places that are well maintained and designed are often more regularly visited and endowed with a sense of community ownership. Accordingly, well used spaces reduce crime opportunities. In this regard, the proposal provides:

- Delineating between public and restricted areas through the use of landscaping and fencing etc; and

Space / Activity Management

Well maintained and cared for spaces discourage crime as they tend to be more actively used and unwelcome persons are readily identified. In this regard, the proposal provides:

- Dedicated staff responsible for site cleanliness, rapid repair of vandalism and graffiti, the replacement of lighting and the regular maintenance of the site.

In conclusion, having regard to the design of the proposal; its inter-relationship with the public domain and noting that the design of the development proposal incorporates CPTED measures and demonstrably improves the safety of staff, while at the same time diminishing opportunities for crime.

The safer by design theory has been appropriately applied at the design stage, ensuring the proposal will not necessitate retro fitting post construction, which tends to be more costly and less effective.

5.3.3 Noise

An acoustic report has been prepared for the site by Benbow Environmental (Appendix I). The report notes that the nearest sensitive receiver is a considered to be a residential property located 960m west of the site.

Given this, the level of noise within the area and the covered nature of the proposal assessment of cumulative industrial noise from the facility and other industrial noise sources found the facility is not predicted to increase industrial noise levels above the relevant amenity criteria. The additional traffic movements associated with the facility

will be minor in comparison to existing traffic volumes and the overall increase in road traffic noise level the facility at residences will be negligible.

In summary, it is unlikely that project noise emissions from the facility will impact the nearest sensitive receiver.

5.3.4 Flooding

A flood risk report has been prepared for the site by Quantum Engineers (Appendix G).

Fairfield Council have identified that the site *is identified as being partly within a **Low Flood Risk Precinct** and **partly not affected** by overland flooding". **The Low Flood Risk Precinct is that area above 100-year flood event.***

Given that the site is not located within a 1:100 year flood event, the main concern is ensuring that the site can be evacuated during flooding events above a 1:100 ARI event.

This can occur by walking to Newton Road and if necessary upper level evacuation can occur on site or into the prospect reservoir site.

5.3.4 Visual

The visual character of the surrounding land to the east, south and west is predominantly industrial, as the site is located within a large industrial area. The dominant visual features in the vicinity are industrial uses and factory units. To the north of the site is the Prospect Reservoir.

Given the buildings location at the end of a long driveway the site will not be highly visible from the street. It is considered that the design of the building is consistent and compatible with the built form in the wider locality and that the glimpse of landscaping available when viewed from the street will be visually pleasing.

5.3.8 Ecologically Sustainable Development

The EP&A Regulation lists 4 principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle;
- Intergenerational equity;
- Conservation of biological diversity and ecological integrity; and
- Improved valuation and pricing of environmental resources.

These principles are discussed below:

Precautionary Principle

The precautionary principle means if there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

The environmental impacts associated with the proposed development are detailed throughout this EIS and have been identified and quantified to an adequate degree of certainty. To ensure that the development is carried out in ways that factors in precautionary approaches, mitigating measures have been proposed where considered necessary to prevent detrimental impacts from occurring.

Intergenerational Equity

Intergenerational Equity requires that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for benefit of future generations. The requirement for equity between generations binds or integrates the other principles of ecologically sustainable development. Intergenerational equity implies that the present generation should ensure that its local environment is maintained or enhanced for the benefit of future generations. As described above, the proposed development will not result in significant impacts on the receiving environment.

The facility will recycle inert waste materials that would otherwise be sent to lower order uses or landfill, and will extend the benefits provided by existing landfills for current and future generations. Recycled materials will largely be reused in construction projects that will also benefit current and future generations.

Conservation of biological diversity and ecological integrity

Biological diversity refers to the diversity of genes, species, populations, communities and ecosystems and the linkages between them. Biological resources provide food, many medicines, fibres and industrial products. Maintenance of biological diversity will ensure life support functions and can be considered a ‘minimal’ requirement for intergenerational equity. The proposed development does not impact on biological diversity or ecological integrity, as the site is already substantially cleared.

Improved valuation, pricing and incentive mechanisms

This principle is a component of “intergenerational equity” and establishes the need to determine economic values for services provided by the natural environment, such as the atmosphere’s ability to receive emissions, cultural values and visual amenity. The value of the environmental resources affected by the proposal has been acknowledged and provided for through the examination of environmental consequences of the proposal and identification of mitigation measures to address potential impacts, including any short term construction impacts.

5.3.9 Social Impacts

The provision of a resource recovery facility on the site is considered to have positive social benefits. It will provide opportunities for waste to be diverted form landfill and recycled and reused. It will ensure the site continues to provide employment opportunities. Given this, the proposal is considered to have substantial positive social impacts.

5.3.10 Contributions

The Fairfield Indirect Section 94A Contribution plans apply to the site and indicates that a contribution equivalent to 1% of the proposed cost of development is required to be paid.

5.3.11 Drainage

Quantum Engineers have prepared a Stormwater Management Plan (Appendix E).

This report identifies that the development will appropriately collect, store and, treat and dispose of stormwater from the site.

5.3.12 Waste

A Waste Management Plan has been prepared by Pronto Bins (Appendix P) which identifies the likely waste streams to be generated during the construction phase of the development. The Waste Management Plan outlines measures to avoid the generation of unnecessary waste, minimise the volume of waste to be collected, and maximize the recycling, reuse and recovering waste generated by the proposed works

5.3.13 Cumulative Impacts

This section considers the potential cumulative impacts that may arise as a result of the proposal. The cumulative impact assessment combines the residual impacts of the proposal with the impacts of existing and approved development on site and in the immediate locality. Given the proximity of the proposal to other industries, certain impacts such as dust, traffic, noise, and water quality are likely to contribute to existing environmental impacts from other facilities in the locality.

The potential for cumulative impacts have been assessed by the individual technical studies prepared as part of this EIS. In this regard, cumulative impacts have been assessed and incorporated into the mitigation measures with no significant cumulative impacts identified. Where applicable, the technical studies have adopted a worst case scenario approach to enable a conservative precautionary outcome.

The following technical studies assessed cumulative impacts within the context of the proposal and other industries:

- Noise: Predicted noise impacts are cumulative in that they account for background noise emissions, to which predicted noise levels emanating from the proposal were added. A comparison of predicted noise emissions from the proposal against measured daytime, evening and night time (morning shoulder) noise levels at representative residences and other receivers shows that proposed operations would not significantly increase cumulative noise generation;

- Air quality: The air quality predictions are cumulative as the study used regional baseline data to which emissions from the Project were added. Through utilising appropriate mitigation measures, the proposal would have a limited impact on air quality, either as deposited dust or suspended dust concentrations. There is no predicted increase in the occurrence of exceedances of air quality criteria. No odour causing waste would be accepted at the facility and accordingly no odour emission is predicted;

- Traffic: The traffic assessment considers cumulative impacts by undertaking baseline traffic counts combined with an analysis of existing and predicted vehicle movements associated with the site. Vehicle movements associated with the proposal would not have a significant impact on the levels of service or capacity of the existing road network indicating that cumulative impacts would be minor and acceptable.

- Water Cycle Management: The soil and water assessment indicates that cumulative impacts would be minimal, and likely to result in an improvement in water quality. The proposal is not predicted to increase the volume or intensity of stormwater discharging from the site. Similarly, modelling predicts that additional stormwater quality measures proposed would improve the quality of stormwater discharge from the site and reduce the likelihood of negative cumulative impacts on the catchment.

6. ENVIRONMENTAL ASSESSMENT

6.1.1 Environmental Impacts

The Environmental Risk Assessment (ERA) establishes a residual risk by reviewing the significance of environmental impacts and the ability to manage those impacts. The ERA for the project has been adapted from Australian Standard AS4369.1999 Risk Management and Environmental Risk Tools.

6.1.2 Environmental Management Plan - Construction Phase Activities

During construction, appropriate environmental safeguards shall be implemented.

The developer's contractor prior to the commencement of construction shall prepare an Environmental Management Plan (EMP) covering the construction phase.

The EMP for the construction phase will be structured as follows: -

Chapter 1 - Introduction.

A description of the project and the objectives of the EMP will be provided.

Chapter 2 - Environmental Management Planning.

Environmental issues and aspects summarised in Section 5 of this EIS, as well as the any issues relevant to obtaining the approval of other regulatory authorities will be detailed.

Chapter 3 - Management Strategies and Implementation.

The environmental protection measures will be documented, when and how they are to be implemented and who is ultimately responsible for undertaking particular actions. Awareness, training and emergency response requirements will also be addressed in this chapter.

Chapter 4 - Monitoring & Measuring Environmental Impacts.

The process for monitoring the performance and compliance with the EMP will be documented. The process for reporting and managing breaches of the plan will be specified.

The process for addressing public complaints or concerns will be detailed. Methods for communicating with interested stakeholders as may be required from time to time, will also be addressed.

A copy of the prepared construction environmental management plan will be provided to Fairfield Council prior to works commencing.

6.1.3 Construction Mitigation Measures

Mitigation measures and environmental safeguards for the proposal are listed below. These safeguards would minimise the potential adverse impacts of the proposal discussed previously in this EIS. This section of the report is prepared consistent with the requirement of Schedule 2 Part 7(1)(e) to provide a compilation of the measures proposed to mitigate any adverse effects of the development on the environment during the construction phase:

Landscape and Trees	**Adequate Mitigation**
Existing vegetation, not identified for removal is to be retained and protected at all times. Contractors working under the drip-line of existing trees identified for retention are to visually monitor the digging of trenches to ensure that significant root systems are not damaged. Visual monitoring is to be carried out of the trench excavations. Storage of materials, equipment, and vehicles is to be away from the existing trees that are to be retained.	Yes
Heritage	**Adequate Mitigation**
If previously unidentified archaeological items are uncovered during the works, all works must cease in the vicinity of the material/find and professional advice is to be immediately sought. Works in the vicinity of the find must not re-commence until clearance has been received.	Yes
If previously unidentified Aboriginal heritage items are uncovered during the works, all works in the vicinity of the find must cease and appropriate advice must be sought. Works in the vicinity of the find must not re-commence until clearance has been received.	Yes
Biodiversity	**Adequate Mitigation**
There is to be no disturbance or damage to threatened species, endangered ecological communities, or critical habitat.	N/A
Declared noxious weeds are to be managed according to requirements under the *Noxious Weeds Act 1993*.	Yes
Vehicles and plant/equipment are to be kept away from mature trees and environmentally sensitive areas.	Yes

Erosion and sedimentation	Adequate Mitigation
Erosion and sediment control measures are to be implemented and maintained to: Prevent sediment moving off-site and sediment laden water entering any water course, drainage lines, or drain inlets Reduce water velocity and capture sediment on site Minimise the amount of material transported from site to surrounding pavement surfaces Divert clean water around the site An Erosion and Sediment Control Plan is to be prepared in accordance with the Landcom/Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book).	Yes
Erosion and sedimentation controls are to be checked and maintained at least on a weekly basis (including clearing of sediment from behind barriers). Controls are also to be inspected before, during and after heavy rainfall events.	Yes
Erosion and sediment control measures are not to be removed until the works are complete or areas are stabilised.	Yes
Work areas are to be stabilised progressively during the works.	Yes
Water Quality & Drainage	**Adequate Mitigation**
Visual monitoring of local water quality (i.e. turbidity, hydrocarbon spills/slicks) is to be undertaken on a regular basis to identify any potential spills.	Yes
Water quality control measures are to be used to prevent any materials (e.g. concrete, grout, sediment etc.) entering drain inlets or waterways.	Yes
All fuels, chemicals and liquids are to be stored in an impervious bunded area a minimum of 20 metres away from: Rivers, creeks or any areas of concentrated water flow. Flooded or poorly drained areas. Slopes above 10%.	Yes
Refuelling of plant and equipment is to occur in impervious bunded areas located a minimum of 20 metres from drainage lines or waterways.	Yes
Vehicle wash down and/or cement truck washout is to occur in a designated bunded area or offsite in accordance with DECCW's guidelines for concrete washouts.	Yes
Trenches are to be backfilled and compacted to align with the existing natural ground level to ensure that the prevailing slope of the land is maintained and stormwater is not diverted.	Yes
Emergency spill kits are to be kept on site at all times. All staff is to be made aware of the location of the spill kit and trained in its use.	Yes

Air quality	Adequate Mitigation
Measures (including watering or covering exposed areas) are to be used to minimise or prevent the generation of air pollution and dust.	Yes
Vehicles transporting waste or other materials that may produce odours or dust are to be covered and their tailgates sealed during transportation.	Yes
Construction noise and vibration	**Adequate Mitigation**
Works to be carried out during normal work hours (i.e. 7am to 6pm Monday to Friday; 8am to 1pm Saturdays).	Yes
Construction noise must be managed in accordance with the DECCW Construction Noise Guidelines.	Yes
As a qualitative approach to noise management has been taken the management of noise impacts will be carried out as follows: All potentially affected residents and businesses will be notified of the type and duration of works prior to the commencement of construction; All vehicles and machinery will be turned off when not in use; Equipment will be well maintained. Complaints are to be handled, and the contractor is to record any complaints received during the works programme and note measures undertaken to resolve the concerns raised.	Yes
Vibration (other than from blasting) resulting from construction and received at any structure outside of the project must be limited to: For structural damage vibration - German Standard DIN 4150: Part 3 – 1999 "Structural Vibration in Buildings: Effects on Structures"; and For human exposure to vibration the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (DEC 2006).	Yes
Waste management	**Adequate Mitigation**
Resource management hierarchy principles will be followed: Avoid unnecessary resource consumption as a priority Avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling and energy recovery) Disposal is undertaken as a last resort	Yes
Waste material is not to be left on site once the works have been completed.	Yes
Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.	Yes
A Waste Management Plan is to be prepared by the contractor specifying the likely waste generation and how the waste generated will be disposed of. Waste material taken off site will be appropriately classified and managed in accordance with the Waste Classification Guidelines (DECCW, April 2008). All waste documentation is to be collated in accordance with these guidelines	Yes
The reuse potential for usable spoil material will be identified.	Yes
Contamination	**Adequate Mitigation**

The potential for additional contamination e.g. visible spills and unbunded areas will be monitored during daily inspections.	Yes
Utilities and services	**Adequate Mitigation**
Discussions with utility and service providers will be undertaken prior to commencement of any service adjustments or relocations and all relevant approvals sought prior to the commencement of works where required.	Yes
Any construction lighting for the project must be designed, installed and operated in accordance with the requirements of AS 1158 “Road Lighting” and AS 4282 “Control of the Obtrusive Effects of Outdoor Lighting”.	Yes
Roads	**Adequate Mitigation**
Road Condition Reports must be prepared for all local roads likely to be used by construction traffic in the vicinity of the project. These reports must be prepared prior to commencement of construction and after construction is complete. A copy of the relevant report must be forwarded to the relevant roads authority. Any damage resulting from the construction of the project, aside from that resulting from normal wear and tear must be repaired. An alternative arrangement for road damage repair may be negotiated with the relevant roads authority.	Yes
Traffic and site access	**Adequate Mitigation**
A Construction Traffic Management Plan is to be prepared by the contractor to address the construction phase of the development.	Yes
Amenity Impacts	**Adequate Mitigation**
Inform adjoining landowners of the schedule and scope of works prior to works commencing.	Yes

6.1.4 Environmental Management Plan - Operational Phase

Mitigation measures and environmental safeguards for the proposal are listed below and in the reports contained in the appendices to this EIS. These safeguards would minimise the potential adverse impacts of the proposal discussed previously in this EIS. This section of the report is prepared consistent with the requirement of Schedule 2 Part 7(1)(e) to provide a compilation of the measures proposed to mitigate any adverse effects of the development on the environment during its operation:

Noise	Adequate Mitigation
There is potential for operational noise from activities on site to cause a nuisance. To ensure that the development is compatible with surrounding r landuses: mechanical plant should be sited and treated to minimise noise; Appropriate acoustic treatment should be provided to buildings	Yes
Waste	**Adequate Mitigation**
There is potential for the development to generate excessive waste. As outlined in the submitted Waste Management Plan, (Appendix P) Waste Minimisation is to be provided both during the construction and operational phase	Yes
Traffic and Parking	**Adequate Mitigation**
There is potential for traffic and parking to impact on surrounding properties. As outlined in Appendix O, adequate parking is considered to be provided on site to cater for likely demand.	Yes

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

The proposed development has been assessed in accordance with the provisions of Section 79C of the EP&A Act 1979 and is generally consistent with the relevant objectives and planning controls,

Having regard to the benefits of the proposal and taking into account the absence of adverse environmental, social or economic impacts, the application is submitted to Council for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of this Development Application subject to necessary, relevant and appropriate conditions of consent.