

DA2023/0130 – 109A Church Road, Lidcombe

Summary of submissions received in relation to DA2023/0130 - Demolition of existing buildings and construction and operation of an organic waste transfer station.

Issue	Comment
Traffic generation	<ul style="list-style-type: none"> • The increase in density in the area coupled with trucks resulting from the proposed development will result in traffic congestion. • Church Street is single lane in both directions and will not cope with additional truck movements. • Trucks will damage roads and will require further ongoing maintenance by Council and incur costs. • Trucks will inevitably have to pass through nearby residential areas and congest surrounding roads. • Existing traffic conditions are a danger to the public along Church Street, particularly with consideration to nearby schools, pedestrians, and cyclists. • The additional traffic will heighten the risk of road incidents, potentially impeding emergency vehicle access. • The overpass and underpass bridges, as well as local roads, are old and were not designed for heavy vehicles. • Loss of time and increased petrol expenditure for residents. • Impact on the flow of traffic would severely impact business. • Increased traffic congestion may potentially result in an increase in crime. • Traffic generation may impact future infrastructure plans for surrounding areas.
Inadequate submitted material and assessment	<ul style="list-style-type: none"> • The documentation fails to assess feasibility of other potential development sites. • The traffic assessment fails to account for the recently constructed residential development along Church Street. • The Environmental Impact Statement (EIS) fails to recognise proposed tree removal. • The assessment fails to address social impacts appropriately and accurately. • The proposal has only been modelled and not been tested with any other sites, the modelling system works off an hourly pollutant detection system which is not ideal considering the summer conditions can result in low wind or no winds in worst case scenarios.

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	<ul style="list-style-type: none"> • Inconsistencies in the Traffic Impact Report, with many contradictory statements. E.g. the inclusion of one photo does not reflect the true traffic flow or roadside parking and there are also no photos of traffic flow and congestion in the feeder/surrounding streets. • Timeframes outlined regarding the traffic movements do not align within the submitted EIS and therefore more detail and corrected information should be provided. • Lack of economic impact assessment of the detraction of the value of nearby property, the local economy and ability to attract other businesses and visitors to the area. • The Traffic Impact Assessment is inadequate and was performed prior to the completion of the 'The Lidcombe Rise', and traffic movements are therefore outdated. • The Cumberland Planning Panel noted that trucks will not access the site via the streets within the residential community and are to follow the "left in left out" policy. However, the EIS contradicts this as it states heavy vehicle traffic will frequent streets and intersections within the residential community. • The EIS has not considered the impact of the movement of trucks to the waste site. • The EIS and accompanying reports do not adequately assure odours from the site can be effectively managed. • The Noise Report does not consider the potential excessive noise burden in residential areas when road work and track work is under construction simultaneously.
Local character	<ul style="list-style-type: none"> • The proposal for a waste facility is out of character with the area, will be visually bulky and would undoubtedly be an eyesore in Lidcombe. • The proposal will adversely impact the Lidcombe Town Centre. • The use is inconsistent with the objectives for the zone and conflicts with adjoining residential areas. • The proposal will negatively impact the tranquillity of the suburb. • Lidcombe lacks the necessary infrastructure and space to accommodate an organic waste transfer station.
Air quality/odour	<ul style="list-style-type: none"> • Toxic emissions from waste facility will impact air quality and lead to health issues for residents. • Waste facilities emit unpleasant odours and attract pests, e.g. rodents and insects. • Assurance that odour from the site can be controlled. • Unpleasant odours can negatively impact the health outcomes of individuals with respiratory illnesses.

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	<ul style="list-style-type: none"> Nearby businesses and passengers at Lidcombe Train station will also be impacted with the odours and unpleasant smells that linger in the air from organic waste. Dust will become an issue resulting from increased truck trips. Dust will impact health of residents.
Proximity to residential areas	<ul style="list-style-type: none"> The waste facility should not be located in close proximity to residential areas, developments such as schools, aged care, parks, and businesses. The proposal will severely impact on the quality of life for nearby residents. Residents will be heavily impacted by noise, odour, vibrations, and light spill given the proposed operational hours.
Health concerns	<ul style="list-style-type: none"> Proximity to residential areas would undoubtedly impact health and wellbeing of residents. The impact from odour and dust emissions would significantly impact those with respiratory conditions.
Property value	<ul style="list-style-type: none"> Construction of a waste facility would inevitably impact property values in the area.
Proximity to schools	<ul style="list-style-type: none"> The waste facility should not be located in close proximity to the two surrounding primary schools. The proposal will potentially lead to respiratory issues and other health concerns among the children attending the school. It could have a negative impact on the educational experience of students.
Contamination	<ul style="list-style-type: none"> Disposal of hazardous waste can contaminate soil, groundwater, stormwater, and nearby water bodies. Concerns for how chemical waste would impact the environment.
Greenhouse gas emissions	<ul style="list-style-type: none"> Decomposing organic wastes release methane, which contributes to climate change.
Local economy	<ul style="list-style-type: none"> The presence of the proposed development would deter investment in the locality. The development would severely impact existing commercial businesses in the area as it deters visitors.
Noise	<ul style="list-style-type: none"> Existing environment is already noisy with consideration to the train line and a waste facility would further increase noise emissions. The noise resulting from the facility would cause sleep disturbance and impact local businesses.

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Operational hours	<ul style="list-style-type: none"> Noise generated during construction will disturb the peace of the neighbourhood. The proposed hours of operation are non-compliant with the DCP and will affect sleep.
Flood	<ul style="list-style-type: none"> The surrounding roadways often hold water during periods of heavy rain. Impacts following heavy rain e.g. rubbish in water ways. Assurance that the site will not flood during heavy rains.
Fire risk	<ul style="list-style-type: none"> The operation of a waste transfer facility presents a potential fire risk.
Ecology	<ul style="list-style-type: none"> Potential impact to existing fauna habitat. The proposal would result in a substantial influx of the Australian White Ibis, spreading contaminants and bacteria from the facility. Increased bird life and habitat in the area would result in building paint and facade damage from bird excretions.
Existing waste facilities	<ul style="list-style-type: none"> There are existing facilities of the same nature within Sydney Olympic Park, Homebush West, Clyde, and Lidcombe.
Future use	<ul style="list-style-type: none"> The waste facilities use may be intensified in the future, outside the 'organics' realm. The capacity of the waste facility may be reached, and the site will become incompatible for future residential uses.
Impact on recreational areas (Pippita Rail Trail and Phillips Park)	<ul style="list-style-type: none"> Proposal will almost make the Pippita Rail Trail impractical. Contradict the spirit of the Pippita Rail Trail. Impact on the amenity of the public space. The proposal is located near the recreational area of Phillips Park where family activities and sporting events take place. Impact on the health and safety of park visitors.
The site	<ul style="list-style-type: none"> The site is small which raises concerns if the facility needed to expand in the future as this would further increase the facility's proximity to residential areas. The site is located in a strategic position between the east and western cities (Sydney and Parramatta) and the proposal would provide 'interconnection' between key locations. The site should be rezoned to residential due to its proximity to existing residential land and need for more affordable homes.
Alternatives	<ul style="list-style-type: none"> Alternative solutions should be explored, for example: <ul style="list-style-type: none"> composting facilities waste-to-energy technologies

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	<ul style="list-style-type: none"> ○ invest in recycling programs ○ waste management infrastructure ○ promoting public awareness and education campaigns to reduce waste ○ educational campaigns to promote responsible waste disposal practices ○ the proposal to be relocated to an industrial zone ○ the proposal to be relocated to a regional area ○ the proposal to be relocated to an area where there is reduced impact on residential community
Planning process	<ul style="list-style-type: none"> ● Public hearings and extensive community consultations should be conducted to ensure that the concerns and objections of the residents are properly considered in the decision-making process. ● Notification was only provided to those within 250 metres of the subject site. ● There is a lack of transparency for non-English speakers and Council should be conducting consultation in a number of different languages.
Public interest	<ul style="list-style-type: none"> ● The proposal is not in the interest of the local community and the submitted material fails to demonstrate so.
Landscaping	<ul style="list-style-type: none"> ● The proposal will result in tree loss in the surrounding area. ● Lack of efforts have been made to provide landscaped setbacks to mitigate perceived bulk.
Transportation of material	<ul style="list-style-type: none"> ● While trucks are indicated to be covered, this may not be adhered to, and rubbish transported on trucks could escape during the transport phase.
Existing public infrastructure	<ul style="list-style-type: none"> ● Lidcombe currently has a large number of public infrastructure that negatively impacts the community, including Rookwood Cemetery, The Coroners Court, prisons and the EPA storage facility and laboratories. ● Proximity to Rookwood Cemetery is inappropriate as it would impact privacy of cemetery and be disrespectful to the deceased and their families.
Post-approval monitoring	<ul style="list-style-type: none"> ● Concerns in relation to regulations and monitoring of the facility should it be approved. ● Concern that future facility would operate outside of its approval resulting in improper waste handling, excessive emissions, and insufficient measures in preventing contamination.