

DRAFT REASONS FOR REFUSAL

Development Application LDA2023/0081 for Alterations, additions and use of the premises for the purpose of a Waste or Resource Transfer Station for scrap metals. at 50-52 Buffalo Road, Gladesville be refused for the following reasons.

1. Pursuant to Section 4.15(1)(a)(i) of the Environmental Planning and Assessment Act, the proposed development is inconsistent with the objectives of E4 General Industrial zone of Ryde LEP 2014.
2. Pursuant to Section 4.15(1)(a)(iiii) of the Environmental Planning and Assessment Act, the proposed development is inconsistent with Ryde Development Control Plan 2014 with regard to:
 - a. Section 7.2 – *Waste Minimisation and Management* a waste management plan providing details of construction/demolition waste and ongoing use of the premises is not submitted with the development application.
 - b. Section 8.2 – *Stormwater and Floodplain Management* as inadequate details of proposed onsite detention system is submitted with the development application.
 - c. Section 8.3 – *Driveways* as the proposed parking spaces will not be available while a delivery truck is located on the weighbridge along the entry driveway.
 - d. Section 9.1 – *Signage* as the EIS submitted with the development application states all signs will be removed and will be the subject of a future development application. The architectural plans however indicate several existing signs to be retained.
3. Pursuant to Section 4.15(1)(a)(iv) of the Environmental Planning and Assessment Act, the proposed development is inconsistent with Section 191 of Environmental Planning and Assessment Regulations 2021 in that the Environmental Impact Statement is inconsistent with the requirements of the Secretary's Environmental Assessment Requirements (SEARs) dated 27 October 2021.
4. Pursuant to Section 4.15(1)(b) of the Environmental Planning and Assessment Act, Council has insufficient or inaccurate information to fully assess the environmental impacts of the proposed development. In this regard the following is noted:
 - a. The acoustic report submitted with the development application fails to correctly identify the nearby properties that will be adversely impacted.
 - b. It is unclear if the acoustic report and Plan of Management have taken into account all operational activities and their noise/vibration impacts.

- c. Accuracy of some of the noise emissions predictions in the acoustic report.
 - d. There are no recommendations in the acoustic report with respect to the construction of the warehouse building shell nor any recommendations with respect to material handling and use of equipment in outdoor areas.
 - e. The neighbouring sites are not considered in the air quality assessment report submitted with the development application. In this regard a level 2 contemporaneous assessment is required.
 - f. The plan of management (POM) is limited to waste management with no procedures for any other environmental aspects. Therefore, there is no documentation detailing the procedures for the management of dust during construction or operations.
 - g. The operation of the premises will result in queuing of traffic on Buffalo Road affecting its safe operation.
 - h. Insufficient details on stormwater management of the site.
5. Pursuant to Section 4.15(1)(c) of the Environmental Planning and Assessment Act, the site is not considered suitable for the proposed use as Council has insufficient or inaccurate information of the proposed use and the likely environmental impacts on adjoining land uses.
6. Pursuant to Section 4.15(1)(e) of the Environmental Planning and Assessment Act, the proposal is not considered in the public interest due to insufficient or inaccurate information and the submissions received.