

06 September 2024

George Orel
Unit Head Regulatory Operations
Regulatory Operations Metropolitan
NSW Environment Protection Authority

Dear George,

**RE: RESPONSES TO EPA COMMENTS IN RELATION TO THE
PROPOSED DEVELOPMENT AT 68-70 VICTORIA STREET,
SMITHFIELD NSW 2164**

This letter has been prepared to provide specific responses to the comments provided by the NSW Environment Protection Authority, in their Request for Additional Information letter dated 26th July 2024 (EPA Ref: DOC24/585207), in relation to the proposed development at 68-70 Victoria Street in Smithfield.

Note that enclosed with this letter are the following revised/updated and original documents and plans:

1. Responses to Council RFI Comments (prepared by APEX Engineers, dated 06/09/2024);
2. Revised architectural plans (prepared by Planzone, dated 03/09/2024);
3. Revised Fire and Incident Management Report (prepared by Innova Services Australia, dated 06 September 2024);
4. Revised Traffic Impact Assessment (prepared by APEX Engineers, dated September 2024);
5. Revised Surface Water Assessment (prepared by SLR Consulting Australia Pty Ltd, dated 29 August 2024);
6. Revised Environmental Impact Statement (prepared by MOD Urban, dated September 2024); and
7. Revised Plan of Management (prepared by MOD Urban, dated September 2024).

RFI COMMENT 1

1. Surface water Management

The EPA requires the following to be addressed:

- I. Provide a copy of the stormwater management plan, which describes how stormwater will be managed in all phases of the project, including.*
 - i. An updated stormwater assessment considering the separation of clean water and wastewater. With considering the guidelines Managing urban stormwater: soils and construction, vol. 1 (Landcom 2004) and vol. 2 (A. Installation of services; C. Unsealed roads; D. Main Roads) (DECC, 2008).*
 - ii. Provide information on how wastewater will be diverted away from clean water at Lot 9 (area under awning and the unloading/loading and quarantine bay).*
 - iii. Provide information on how wastewater will be contained within the building of Lot 10.*
 - iv. Provide details on how wastewater generated in Lot 9 and Lot 10 will be diverted to the reticulated Sydney Water sewerage system.*
 - v. Confirmation that Sydney water has granted a trade waste agreement for the premises. If not, details on how wastewater will be managed while this agreement is being granted.*
 - vi. Provide a map illustrating the proposed bunding for the Premises. A detailed assessment should also be provided which demonstrates that the bunding is fit for purpose.*
- II. Demonstrate that rubber products are not stockpiled up to the bunding and that a gap is left between stockpiles and bunding.*

RESPONSE TO RFI COMMENT 1

Please refer to the updated Surface Water Assessment (prepared by SLR Consulting Australia Pty Ltd, dated 29 August 2024). Please note that all permanent storage is now proposed to be accommodated within the building at Lot 68.

RFI COMMENT 2

2. Weighbridge and Traffic Movement

The EPA requires the following to be addressed:

- I. Provide further information on how the Applicant will ensure that all vehicles and trucks are weighed over the weighbridge on entrance and exit to the premises (including parking bay 07, 08, 09, 10 & 11), including an updated vehicle flow control plan.*
- II. Provide details on where waste tyres will be unloaded/loaded on the premises along with an updated architectural plan (if required)*
- III. Provide a map showing the storage location for a maximum of 3 shipping containers providing additional information on how you will ensure this storage does not interfere with premises operations.*

RESPONSE TO RFI COMMENT 2

Please refer to the updated Traffic Impact Assessment (prepared by APEX Engineers, dated September 2024). Section 4.3 of this report demonstrates the manoeuvrability conditions of all types of vehicles that will access the site and the weighbridge.

Please note that the application no longer proposes to use shipping containers for storage. The specific details and the dimensions of the containers that will be used for operations are outlined in the revised Plan of Management (prepared by MOD Urban, dated September 2024).

RFI COMMENT 3

3. Waste and Material Types

The EPA requires the following to be addressed:

- I. Recognition that the material type accepted at the premises is defined under the POEO Act as Special waste 'Waste Tyres', and ensure all documents are updated to reflect this.*
- II. An updated Plan of Management, outlining at what point and how loads will be inspected.*

RESPONSE TO RFI COMMENT 3

All documents and plans have been updated to reflect the Waste Tyres.

Please refer to the updated Plan of Management (prepared by MOD Urban, dated September 2024) – this document provides details on where and how loads will be inspected within the site.

RFI COMMENT 4

4. Waste storage

The EPA requires the following to be addressed:

- I. Provide additional information and justification regarding how external stockpiles will be stored to ensure compliance with the Tyre guidelines.*
 - a. The EPA understands that the external area should be assessed under section 6 of the fire guidelines. As the Applicant produces crumbed rubber which is not considered in the fire guidelines the EPA suggests the Applicant should request comment/review from the Fire Safety branch of Fire and Rescue NSW (F&R NSW). F&R NSW can review the proposed storage and provide comment on fire safety risks.*

- II. Provide additional information and justification on how much waste will be stored on the premises at any one time.*
- III. Provide additional information on where the three shipping containers will be stored on the premises along with an updated Architectural Plan showing their storage location on the premises. The Applicant also needs to state whether rubber product will be stored in the shipping containers and if so, outline how much and how it will be compliant with the Fire Guidelines.*
- IV. Provide additional information and justification along with an updated Architectural Plan (if required) on where waste tyres will be unloaded at the premises. Currently the Architectural Plan shows unloading at Lot 9 and where pre-processed tyres will be stored at Lot 10. The location of where tyres are unloaded should be consistent between documents.*
- V. Provide information and justification on the location of gas canisters in Lot 10.*

RESPONSE TO RFI COMMENT 4

- The proposal has been updated to have all permanent storage within the building at Lot 68. Please refer to the revised architectural plans (prepared by Planzone, dated 03/09/2024).
- The Updated Fire and Incident Management Report (prepared by Innova Services Australia, dated 06 September 2024) provides the other relevant information.
- Please note that the application no longer proposes to use shipping containers for storage.
- Inconsistencies between documents have been addressed.
- Gas canisters are proposed to be stored inside the building (near the stairs) at Lot 68 – please refer to the revised architectural plans (prepared by Planzone, dated 03/09/2024).

CONSIDERATION

I trust that the revised information and the responses provided to EPA NSW RFI comments are sufficient to determine this application.

If you require any further information, please do not hesitate to contact the undersigned.

Yours faithfully,



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