

COUNCIL ASSESSMENT REPORT

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| Panel Reference | PPSSWC-98 |
| DA Number | DA/286.1/2020 |
| LGA | Fairfield |
| Proposed Development | <p>Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste. The proposed development is Designated Development in accordance with Part 1 Schedule 3 of the Environmental Planning and Assessment Regulation 2000 as the development is a waste management facility that processes more than 5,000 tonnes per year of liquid waste.</p> <p>The development is also defined as Integrated Development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979. Accordingly, the development also requires the approval of NSW Environmental Protection Authority under the Section 43(a), 47 and 55 of the Protection of the Environment Operations Act 1997.</p> |
| Street Address | 10 Davis Road Wetherill Park |
| Applicant/Owner | Wild Environment Pty Ltd/FSG Holdings Pty Ltd |
| Date of DA lodgement | 31 July 2020 |
| Total number of Submissions | • 1 |
| Number of Unique Objections | • 1 |
| Recommendation | Approval |
| Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011 | waste management facilities or works, which meet the requirements for designated development under clause 32 of Schedule 3 to the Environmental Planning and Assessment Regulation 2000 . |
| List of all relevant s4.15(1)(a) matters | <p>i.e. any:</p> <ul style="list-style-type: none"> • Fairfield Local Environmental Plan 2013 • Fairfield DCP 2013 |
| List all documents submitted with this report for the Panel's consideration | <p>i.e. any:</p> <ul style="list-style-type: none"> • Site Plan • Environmental Impact Statement • Operational Environmental Management Plan • Air Quality and Noise Assessment • Traffic and Transport Assessment • Swept Paths • Stormwater and Flood Assessment Report • Waste water report • Draft conditions of consent |
| Clause 4.6 requests | • N/A |
| Summary of key submissions | <p>i.e any:</p> <ul style="list-style-type: none"> • Odour • Traffic |
| Report prepared by | Jason Liang, Senior Development Planner |
| Report date | 25 November 2020 |

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes

Proposal: Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste. The proposed development is Designated Development in accordance with Part 1 Schedule 3 of the Environmental Planning and Assessment Regulation 2000 as the development is a waste management facility that processes more than 5,000 tonnes per year of liquid waste.

The development is also defined as Integrated Development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979. Accordingly, the development also requires the approval of NSW Environmental Protection Authority under the Section 43(a), 47 and 55 of the Protection of the Environment Operations Act 1997.

Location: LOT: 603 DP 260618
NO. 10 DAVIS ROAD WETHERILL PARK

Owner: FSG Holdings Pty Ltd

Applicant: Wild Environment Pty Ltd

Lodged: 31 July 2020

Capital Investment Value: \$1,300,000.00

File No: DA/286.1/2020

Submissions: One (1) Submission

Author: Jason Liang, Senior Development Planner, Fairfield City Council

RECOMMENDATION

1. That Development Application No. 286.1/2020, for the Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste, at No. 10 Davis Road Wetherill Park be approved, subject to conditions as outlined in Attachment J of this report.

SUPPORTING DOCUMENTS

| | |
|-------------|---|
| AT-A | Site Locality Plan |
| AT-B | Site Plan |
| AT-C | Environmental Impact Statement |
| AT-D | Operational Environmental Management Plan |
| AT-E | Air Quality and Noise Assessment |
| AT-F | Traffic and Transport Assessment |
| AT-G | Swept Paths |
| AT-H | Stormwater and Flood Assessment Report |

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| AT-I | Aerofloat Grease Trap and DAF Waste Water Report |
| AT-J | Draft Conditions of Consent |

EXECUTIVE SUMMARY

Council is in receipt of Development Application No. 286.1/2020, seeking consent for the Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste at No. 10 Davis Road Wetherill Park.

In accordance with Schedule 7 (*Regionally Significant Development*) under the State Environmental Planning Policy (State and Regional Development) 2011, waste management facilities which meet the requirements for designated development under Clause 32 of schedule 3 to the Environmental Planning and Assessment Regulation 2000 is required to be determined by a Regional Panel. In this regard, the Sydney Western City Planning Panel (SWCPP) is the determining authority as the proposal seeks to process more than 5,000 tonnes per year of liquid waste per annum. The Secretary's Environmental Assessment Requirements (SEARS) 1483 was provided by the NSW Department of Planning & Environment on 21 July 2020.

The development application is also defined as Integrated Development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979 as the proposed use is a scheduled activity which requires an environment protection licence from the NSW Environment Protection Authority.

The subject site is zoned 'IN1 General Industrial' under the provisions of the Fairfield Local Environmental Plan 2013. The proposed development is permissible within the zone and considered to meet the objectives of zone.

The proposed Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste include:

- Installation of partition walls;
- Installation of bunds;
- Installation of storage tank;
- Installation of scrubber units;
- Installation of pipework and electrical systems; and
- Alterations to the existing hardstand car parking.

On 28 September 2020, the Sydney Western City Planning Panel was briefed on the subject proposal. The issues discussed includes:

- Acknowledging that the closest residential property is 1.5km away;
- Noting that the facility will generally trade during standard working hours with the exception of emergencies;
- Acknowledgement that a submission was received raising concern in relation to truck traffic, odour and suitability of site; and
- Acknowledgement that odour management is considered by the NSW EPA.

As part of the application, additional information was requested from the applicant including further details in relation to the odour control system, air quality, loading areas, swept paths and operational schedule.

Revised plans and documentation have considered and addressed the above matters and the NSW EPA have issued the General Terms of Approval on 6 November 2020.

In accordance with Council's Community Engagement Strategy 2020, the application was notified for a period of 28 days on Council's website and via written notification letters to surrounding properties in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 2000.

The application was notified between the periods of 25 August and 22 September 2020. In response, one (1) submission was received. The submission raised concern in relation to increase truck traffic, intersection safety, odour impact, traffic noise and permissibility. These issues have been considered to be satisfactorily addressed and further information is detailed within this report.

The application was referred to Transgrid, NSW Environmental Protection Authority, Natural Resources Access Regulator, Sydney Water , Council's Building Certification Branch, Environmental Management Section, Development Engineers, Traffic Engineers and Landscape Officer. In response, no concerns were raised subject to conditions of consent.

The application has been assessed pursuant to Section 4.15 of the Environmental Planning and Assessment (EP&A) Act, 1979 and is found to be satisfactory in terms of any likely impacts on the natural and built environment and any social and economic impacts on the surrounding locality.

The application has been assessed in accordance with relevant State Environmental Planning Policies, Fairfield Local Environmental Plan 2013 and Fairfield Development Control Plan 2013 and has demonstrated compliance with these controls.

Based on the assessment of the application, the proposed development has demonstrated sufficient merit and is unlikely to result in an adverse impact on the amenity of adjoining properties or prejudice the sustainability of other enterprises or the environment. Accordingly, the application is recommended for approval subject to conditions in Attachment J to this report.

SITE DESCRIPTION AND LOCALITY

The subject site is located at the corner of Davis and Elizabeth Street within the Wetherill Park Industrial Area. The site is approximately 1.6km to the closest residential dwelling to the south. The front portion of the site is dissected by an electrical transmission line and is currently occupied by a warehouse distributing plastic tanks.

The subject site is approximately 3860sqm and is surrounded by a range of industrial activities including warehouse and distribution centres, light industries, general industries and waste disposal facilities.



Figure 1: Site Locality Plan



Figure 2- The subject site from Davis Road

PROPOSAL

The application seeks approval for:

Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste.

The fit-out works comprise primarily of partition walls, bunds, installation of storage tanks, scrubber units, pipeworks and electrical systems. A total of twenty-nine (29) car spaces are proposed to accommodate a maximum of eighteen (18) staff.

In summary, the liquid waste treatment process is conducted as follows:

- Tankers enter the building in a forward direction from Davis Road into a bunded area.
- Activation of a lock out system prior to discharge of tankers under vacuum through a primary screening mechanism into two 20KL receival tanks which are equipped with an electronic volume recording mechanism. The primary screens remove solids and contamination. Tanker trucks leave the building from Elizabeth Street in a forward direction.
- The contents of the receival tanks are pumped to storage tanks which are settled for approximately 4 hours in accordance with NSW EPA requirements. After settling, the treated water will be pH adjusted, then pumped to an Diffused Air Floatation unit for treatment prior to discharge to Sydney Water's sewer system under a trade waste agreement. The remaining sludge and solids will be removed on a daily basis to an EPA approved waste disposal.
- All air will be treated through a scrubber system prior to discharge in accordance with the EPA licence and the bunded area will be installed in accordance with AS1940 and to account for flood risk.

Use of the Site

- Operations would be primarily from 4am to 4pm Monday to Friday (excluding public holidays) however, consent is sought for 24-hours a day, seven days a week operation to cater for emergency contingencies.
- A maximum of eighteen (18) staff will be employed in total.
- At maximum capacity, the facility will deliver and process 190 tonnes of liquid waste which is 15 tankers (8.3m long) per day, over a 12 hour period.
- The frequency of tankers arriving at the facility will be approximately 1-2 tankers per hour and a maximum of 20 minutes of dwelling time to unload.
- A waste sludge vehicle (8.3m long) will service the site at approximately 4am which will transport sludge to a licensed disposal facility.
- In a worst case scenario of queuing, the building is able to accommodate 3 additional tankers while a truck is unloading.
- The Air Quality and Noise Assessment report prepared by Air Noise Environment outlines that all air within the facility will be vented through an activated carbon odour control unit (OCU) and out of a rooftop vent. Other odour management techniques recommended includes implementation of a waste acceptance evaluation procedure to ensure all waste received on site meets the relevant criteria, closure of roller doors during all waste unloading activities, regular inspection and cleaning of in ground sumps, daily odour surveys around the boundary of the site. The NSW EPA's General Terms of Approval also requires that an odour management plan be developed to the NSW EPA's satisfaction prior to operations commencing.
- The Air Quality and Noise Assessment report prepared by Air Noise Environment outlines that the nearest residential use is 1.4km from the site and the associated noise impact with the use are expected to be negligible and no additional acoustic mitigation measures are required to be installed.

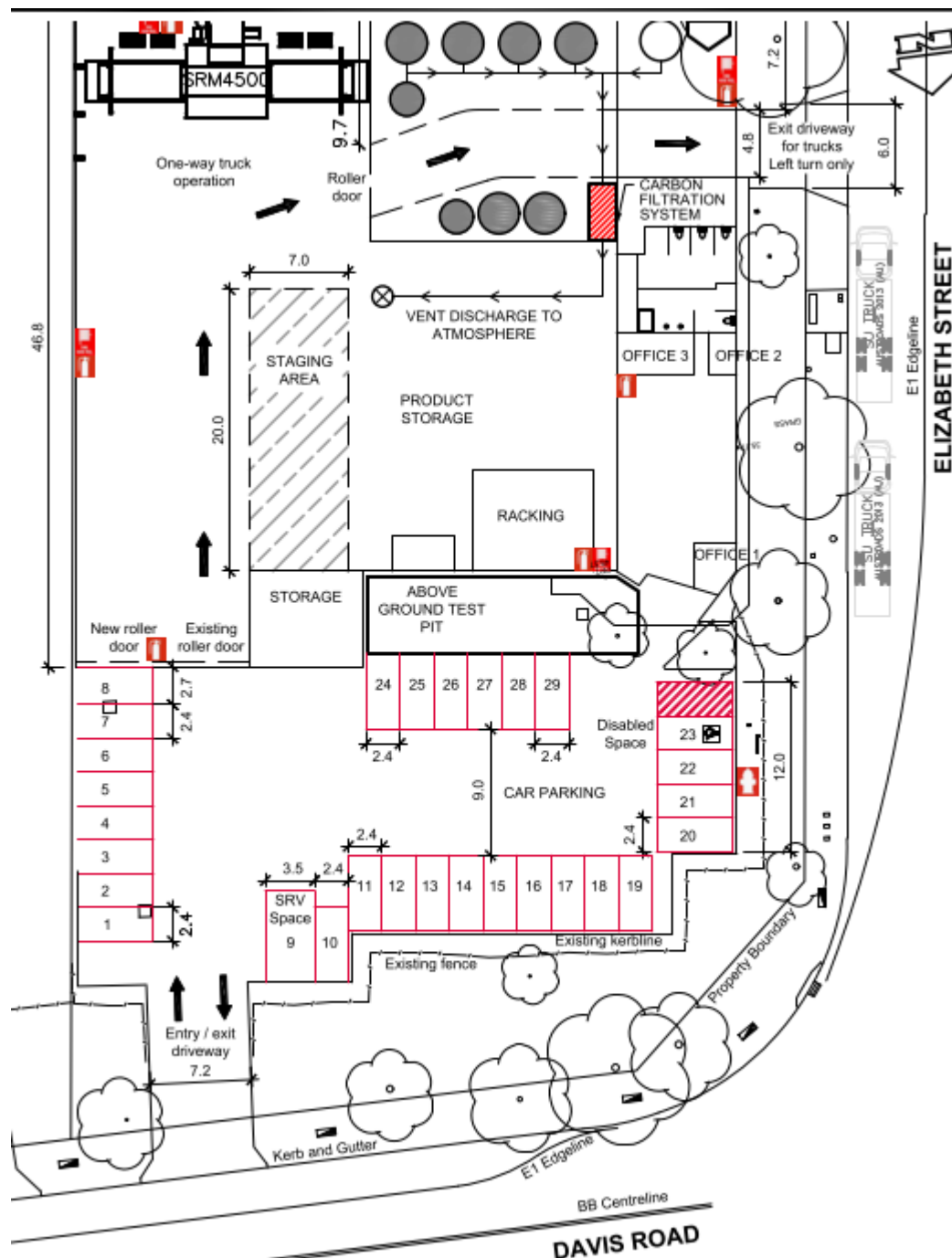


Figure 2: The site plan.

STATUTORY REQUIREMENTS APPLICABLE TO THE APPLICATION

State Environmental Planning Policy 33 – Hazardous and Offensive Development

State Environmental Planning Policy 33 – Hazardous and Offensive Development requires the consent authority to consider whether an industrial proposal is a potentially hazardous or a potentially offensive industry. In doing so, the consent authority must

give careful consideration to the specific characteristics and circumstances of the development, its location and the way in which the proposed activity is to be carried out.

The development does not fall within the definition of potentially hazardous or offensive development.

State Environmental Planning Policy 55 – Remediation of Land

State Environmental Planning Policy No. 55 aims to promote the remediation of contaminated land for the purposes of reducing risk of harm to human health or any other aspect of the environment. The proposal is for the Fitout of an existing industrial premises. Given that no earthworks are proposed, it is considered that SEPP No. 55 is not applicable in this instance.

STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application.

Clause 45 – Development likely to affect an electricity transmission

The application is subject to clause 45 of the SEPP as the development proposes works within the vicinity of electricity infrastructure. The application was referred to Transgrid who did not raise any concerns.

Clause 101 – Development with frontage to classified road

The application is not subject to clause 101 of the SEPP as the site does not have frontage to a classified road.

Clause 104 – Traffic generating development

The application is not subject to clause 104 of the SEPP as the development is not considered a traffic generating development.

FAIRFIELD LOCAL ENVIRONMENTAL PLAN (FLEP) 2013

The subject site is zoned IN1 – General Industrial pursuant to the Fairfield Local Environmental Plan 2013. The proposed use is defined as a ‘waste or resource management facility’.

waste or resource management facility means any of the following—

- (a) a resource recovery facility,
- (b) a waste disposal facility,
- (c) a waste or resource transfer station,
- (d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c).

The proposal satisfies the definition of ‘waste or resource management facility’ which are permissible with consent in the IN1 General Industrial zone. The development satisfies the objective of the zone which are:

- To enable a mix of business and warehouse uses, and specialised retail premises that require a large floor area, in locations that are close to, and that support the viability of, centres.
- To encourage the establishment of light industrial uses that are compatible with nearby residential areas, generate employment and contribute to the economic development of Fairfield.

STATUTORY MATTERS FAIRFIELD LEP 2013 COMPLIANCE TABLE

| Clause | Development Standard | Compliance |
|----------------|--|---|
| 6.2 Earthworks | <p>(3) Before granting development consent for earthworks (or for development involving ancillary earthworks), the consent authority must consider the following matters—</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality of the development,</p> <p>(b) the effect of the development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,</p> <p>(h) any appropriate</p> | N/A – The proposal is for a change of use and earthworks are not proposed |

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| | measures proposed to avoid, minimise or mitigate the impacts of the development. | |
| 6.3 Flood Planning | <p>Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—</p> <ul style="list-style-type: none"> • is compatible with the flood hazard of the land, and • will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and • incorporates appropriate measures to manage risk to life from flood, and • will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and • is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding. | <p>Yes</p> <p>The subject site is affected by low to medium overland flooding.</p> <p>A stormwater and flood assessment report prepared by Enstruct was submitted as part of the application.</p> <p>The development proposes bunding to RL36.2 which accounts for the maximum 1 in 100 year flood height in addition to 500mm freeboard. Council's Development Engineer has reviewed the proposal and raises no concern subject to conditions of consent.</p> |
| 6.9 Essential Services | Development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development are available or that adequate arrangements have been made to | <p>Yes</p> <p>All services are available on the subject site.</p> <p>Given that the development seeks to discharge treated liquid waste into the sewage system, a referral was sent to Sydney Water. In response, no concern</p> |

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| | make them available when required— (a) the supply of water, (b) the supply of electricity, (c) the disposal and management of sewage, (d) stormwater drainage or on-site conservation, (e) suitable vehicular access. | was raised subject to conditions of consent. |
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There are no other FLEP 2013 controls that are applicable to the proposed development.

Fairfield Development Control Plan 2013

An assessment of the application against the relevant objectives and development controls within Chapter 9 – Industrial Developments of the Fairfield Citywide Development Control Plan (DCP 2013) are detailed below:

| Criteria | Development Control | Compliance |
|----------------------------------|--|--|
| 9.1.2 Building Setback | 10 metres of which 5 metres to be used for landscaping only. | N/A – The proposal is for a change of use and fit-out within an industrial building. The existing setbacks are not altered. |
| 9.2.3 Loading Facilities | Loading Bay – 1 space per 700sqm (3.5 x 19m) | Yes – A loading bay and also the staging area for tanker trucks measuring 20 x 7m is proposed. |
| 9.2.4 On Site Manoeuvring | Compliance with AS2890.2 – Commercial Vehicle Facilities | Yes – Council's Traffic and Development Engineer has reviewed the proposal and is satisfied with on-site manoeuvring subject to conditions of consent. |
| 9.2.5 Vehicular Access | Vehicle access and driveways from Classified Roads will only be permitted via a slip lane where it is beneficial to the business and has the approval of the RMS | N/A – The proposal does not seek to alter the existing vehicular access arrangement on Davis and Elizabeth Street. |
| 9.2.6 Pedestrian Movement | Pedestrian access through car parking areas should be clearly marked, and where possible emphasised by the use of raised and textures | Yes – Textured and raised surfaces for pedestrian use will be included as a condition of consent. |

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| | surfaces | |
| 9.41 Landscaping | Open car parking areas should be landscaped to reduce the impact of hard paving. Open car parking areas should be landscaped to reduce the impact of hard paving. Established tall trees with wide spreading foliage provide desirable shade reducing the effects of heat. | N/A – The proposal is for a change of use and alteration to the existing landscaping is not proposed. |
| 9.4.3 Building Materials | All development applications for new buildings involving the external cladding of existing buildings must be accompanied by details of the building construction and the materials to be used on external facades. This is necessary to ensure that the new buildings are harmonious in form and style with existing and intended development. | N/A – The proposal is for a change of use and the existing building façade is not altered. |
| 9.4.4 Hours of operation | Where industrial properties are within 500 metres of residential properties, industrial operating hours will generally be restricted within the range of 7:00am to 6:00pm Monday to Friday and 7:00am to 12:00 noon on Saturdays with no operations on Sunday. | Yes – The subject property is well in excess of 500 metres from residential properties. |
| 9.5.1 Stormwater Disposal | To direct stormwater to Council's drainage system without adversely affected adjoining or downstream properties | Yes – Council's Development Engineer has reviewed the stormwater design and is considered satisfactory subject to condition of consent. |
| 9.5.3 Water Conservation | Reduce water consumption in non-residential properties and enable use of non-potable water for toilet flushing, irrigation and non-potable use | Yes – A section J report will be included as a condition of consent to ensure the development complies with the energy requirements set out by the National Construction Code. |
| 9.6.1 Storage Premises | The use of unscreened open storage premises is not permitted. | N/A – Not proposed. |

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| 12.1.1 Car Parking Rates | To be determined by a car parking survey of a comparable facility. | Yes – A total of twenty-nine (29) car parking spaces are provided to accommodate a maximum of eighteen (18) employees. Council's Traffic Engineer has reviewed the proposal and raises no concerns subject to conditions. |
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REFERRALS

The application was referred to Environmental Protection Authority, Sydney Water, Transgrid, Council's Development Engineer, Traffic Engineer, Building Control Branch and Environmental Management Section. No concerns were raised subject to conditions of consent.

PUBLIC NOTIFICATION

In accordance with the Community Engagement Strategy 2020, the application was notified for a period of 28 days on Council's website and via written notification letters to surrounding properties in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 2000. The application was notified between the periods of 25 August and 22 September 2020. In response, one (1) submission was received.

The concerns raised within each submission and response to these is provided in the table below:

| Issue Raised | Town Planning Comment |
|--|--|
| Increased Truck Traffic and Associated Traffic Noise on Davis Road | The subject site is zoned IN1 General Industrial and permits industrial and warehouse land uses which are associated with truck traffic. Notwithstanding, Council's Traffic Engineer has reviewed the proposal and raises no concerns subject to conditions. |
| Intersection Safety | Council's Traffic Engineer has reviewed the proposal and no concerns are raised. |
| Odour Impact | Council's Senior Environmental Health Officer and the NSW Environmental Protection Authority has reviewed the air quality assessment prepared by Air Noise Environment dated 21 October |

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| | 2020. In response, no concerns were raised subject to the General Terms of Approval. |
| Permissibility | In accordance with the Fairfield Local Environmental Plan 2013, 'resource recovery facilities' and 'waste or resource management facilities' are permissible in the zone. |

The issues raised in the submission received are not considered significant to warrant refusal of the application. It is considered that where warranted, conditions can be imposed to mitigate the concerns raised.

SECTION 4.15 CONSIDERATIONS

In determining a Development Application consideration must be given to the matters referred to within Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, being:

(a) (i) the provisions of any environmental planning instrument.

As outlined earlier, consideration has been given to the following Environmental Planning Instruments, which were identified as being of relevance to the proposal:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 64 (Advertising and Signage); and
- State Environmental Planning Policy No. 55 – Remediation of Land

(a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.

There are no Draft Environmental Planning Instruments of relevance which apply to the site.

(a) (iii) the provisions of any development control plan.

The proposed development has been assessed against the development controls outlined in the Fairfield Development Control Plan 2013 and found to satisfactorily address the relevant controls.

(a) (iiia) the provisions of any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

There are no Planning Agreements or Draft Planning Agreements which apply to the site.

(a) (iv) the provisions of the regulations.

There are no matters prescribed by the Regulations that apply to the proposal.

(a) (v) the provisions of any coastal zone management plan.

Not applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

Subject to conditions of consent, it is considered that the proposal is unlikely to result in an unreasonable environmental impact to the surrounding locality.

(c) the suitability of the site for the development

The site is considered suitable for the proposed development. There are no known constraints which would render the site unsuitable for the proposed development.

(d) any submissions made

In accordance with Council's Community Engagement Strategy 2020, the application was notified for a period of 28 days on Council's website and via written notification letters to surrounding properties in accordance with Clause 78 of the Environmental Planning and Assessment Regulation 2000. The application was notified between the periods of 25 August and 22 September 2020. In response, one (1) submission was received. Issues raised have been considered as part of the assessment of the application.

(e) the public interest

The application is consistent with the objectives of the zone and will provide for a compatible land use in the General Industrial zone. The proposal is an orderly development of the site while providing employment opportunity in the Western Sydney Employment Area. Given this, it is considered that the proposal is in the public interest.

TOWN PLANNING ASSESSMENT

In addition to the relevant aforementioned provisions and requirements, including those contained within the Fairfield Local Environmental Plan 2013 and the Fairfield Citywide Development Control Plan 2013, the key planning considerations and concerns raised relate to the potential odour impact, traffic and parking and waste management. The following provides a detailed discussion in relation to these matters.

Suitability of the Site

It is noted that 'waste or resource management facilities' are permitted in the IN1 – General Industrial zone. The subject site is located centrally within the Wetherill Park Industrial Area and is located approximately 1.6km to the closest residential dwelling to the south and located away from any sensitive land uses.

Notwithstanding, the proposed development has demonstrated that the air quality and odour controls proposed are satisfactory in ameliorating any environmental impacts associated with the use. The NSW Environmental Protection Authority and Council's Environmental Management Officer has reviewed the Air Quality and Noise Assessment prepared by Air Noise Environment and is satisfied that no concerns are raised subject to compliance with the recommendations within the report and with the General Terms of Approval issued by the NSW EPA.

Traffic and Parking

Council's Traffic Engineer has reviewed the application and notes that the additional traffic generated from the site is insignificant and the proposed access arrangement of entering from Davis Road and exiting on Elizabeth Street by medium and heavy rigid vehicles is able to be satisfactorily accommodated. Given that a maximum of eighteen (18) employees are proposed at any one time and twenty-nine (29) parking spaces are provided, it is considered that there are sufficient spaces to accommodate the parking demands for the site. In this regard, no concerns are raised subject to conditions.

Liquid Waste Discharge

The proposal seeks to treat grease trap waste and discharge the treated liquid to the public sewer system. Sydney Water has reviewed the proposal and raises no concerns subject to satisfaction of trade waste requirements. Conditions have been included to ensure these requirements are satisfied prior to the issue of a construction certificate.

DEVELOPER CONTRIBUTIONS

As the cost of works for the development exceeds \$200,000, a Section 7.12 development contribution of **1.0%** is required to be paid. A quantity surveyors' report was provided at lodgement which provided a development cost of \$1,300,000. The monetary contribution to be paid is \$13,000 and will form a condition of consent.

CONCLUSION

Having regard to the assessment of the application, the proposed development is considered acceptable for the following reasons:

1. The subject site is zoned 'IN1 – General Industrial' under the provisions of the Fairfield Local Environmental Plan 2013. The proposed development is defined as 'waste or resource transfer station' which is permissible within the zone.
2. The proposed development is considered to meet the objectives of the 'IN1 – General Industrial' zone.
3. The proposed development satisfactorily addresses key planning considerations; such as in relation to odour impact, traffic and parking and waste water servicing.

4. The application was referred to Transgrid, NSW Environmental Protection Authority, Natural Resources Access Regulator, Sydney Water , Council's Building Certification Branch, Environmental Management Section, Development Engineers, Traffic Engineers and Landscape Officer. In response, no concerns were raised subject to conditions of consent.
5. Assessment of the Application has considered all relevant requirements of Section 4.15 of the Environmental Planning and Assessment Act 1979 and finds that there will be no significant adverse or unreasonable impacts associated with the development, subject to the development operating in accordance with the conditions of consent.

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in this report. The constraints of the site together with the proposed use have been assessed and the site is considered suitable for the proposed development. Accordingly, it is recommended that the Application be approved, subject to the conditions contained within Attachment J of this report.