APPENDIX A

Secretary's Environmental Assessment Requirements

Contact: Kate Masters
Phone: (02) 9228 6321
Fax: (02) 9228 6466
Email: kate.masters@planning.nsw.gov.au

Ms Carol Ng
SUEZ
Locked Bag 5015
Kingsgrove NSW 2208

Dear Ms Ng

State Significant Development – Secretary's Environmental Assessment Requirements (SEARs) Extension of the SUEZ Wetherill Park Resource Recovery Facility (SSD 7267)

Thank you for your request for SEARs dated 9 September 2015 for the preparation of an Environmental Impact Statement (EIS) for the above mentioned development proposal. A copy of the SEARs is attached.

The attached SEARs have been prepared in consultation with the relevant government authorities and Fairfield City Council (see **Attachment 2**) and are based on the information you have provided to date. Please note that the Secretary may alter these SEARs at any time and that you must consult further with the Secretary if you do not lodge a development application and EIS for the development within two years of the date of issue of these SEARs. The Department of Planning and Environment (the Department) will review the EIS for the development carefully before publicly exhibiting it, and will require you to submit an amended EIS if it does not adequately address the SEARs.

The Department notes that the site currently operates under a separate consent. The Department prefers operations like the Wetherill Park Resource Recovery Facility to operate under a single, modern planning approval. Consequently, the Department encourages you to develop the project with this preference in mind, and to consider surrendering all of the existing planning approvals for the facility if the project is approved.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

If your development is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is

your responsibility to contact the Department of Environment to determine if an approval under the EPBC Act is required (http://www.environment.gov.au or 6274 1111).

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS that will be required for reviewing purposes.

If you have any enquiries about these requirements, please contact Kate Masters, Planning Services at the Department on (02) 9228 6321 or via email at kate.masters@planning.nsw.gov.au

Yours sincerely

C. Ritchie

Chris Ritchie 6/10/15.
Director
Industry Assessments
as delegate of the Secretary

Secretary's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*
Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*

Application Number	SSD 7267
Development	Increase the putrescible waste handling capacity of the Wetherill Park Resource Recovery Facility from 10,000 tonnes per annum (tpa) to 140,000 tpa. The proposal also includes consolidation with existing non-putrescible operations, extension of the existing surge pit, installation of walking floor technology, reconfiguration of on-site traffic and parking and a new workshop and storage area.
Location	20 Davis Road, Wetherill Park (Lot 402 DP 603454)
Applicant	SUEZ
Date of Issue 6	October 2015
General Requirements	The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in clauses 6 and 7 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000*. In addition, the EIS must include a: • detailed description of the development, including: – a clear description of the existing operations carried out on the site and how the site operates lawfully under the *Environmental Planning and Assessment Act 1979* (EP&A Act) including any reliance on existing use rights and/or planning approvals and how these will be consolidated; – need for the proposed development; – justification for the proposed development; – likely staging of the development - including construction, and operational stage/s; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; and – plans of any proposed building works. • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • consideration of issues discussed in **Attachment 2** (public authority responses to key issues); • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: – a description of the existing environment, using sufficient baseline data; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; – a description of the measures that would be implemented to avoid, minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. The EIS must also be accompanied by a report from a qualified quantity surveyor providing:

	• a detailed calculation of the capital investment value (as defined in clause 3 of the *Environmental Planning and Assessment Regulation 2000*) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development; and certification that the information provided is accurate at the date of preparation.
Key issues	The EIS must address the following specific matters: • **Waste Management** – including: – a detailed description of the likely waste streams that would be handled, stored and processed at the facility including maximum volumes of each type of waste to be stored onsite at any one time and the maximum throughput of each waste type; – the likely waste processing operations, including likely technology and resource outputs, and the quality control measures that would be implemented; – details of how this waste would be stored and handled on site, and transported to and from the site including details of how the receipt of non-conforming waste would be dealt with; – details of the proposed location and size of stockpiles of unprocessed and processed recycled waste on the site; – the measures that would be implemented to ensure that the development is consistent with the aims, objectives and guidance in the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021;* • **Air Quality and Odour** – including: – a quantitative assessment of the potential air quality, dust and odour impacts of the project on surrounding landowners in accordance with relevant EPA guidelines; – a greenhouse gas assessment; and – details of proposed mitigation, management and monitoring measures. • **Traffic and Transport** – including: – details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes; – an assessment of the predicted impacts of this traffic on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model; – detailed plans of the proposed layout of the internal road network and parking on site in accordance with the relevant Australian standards; and – detailed plans of any proposed road upgrades, infrastructure works or new roads required for the development. • **Noise** – including: – a quantitative assessment of potential construction, operational and transport noise and vibration impacts, including potential impacts on nearby noise sensitive receivers; and – details and justification of the proposed noise mitigation and monitoring measures. • **Soil & Water** – including: – identification of water and soil resources, drainage lines, watercourses and riparian lands; – the proposed erosion and sediment controls during construction; – a detailed site water balance, including identification of water requirements for the life of the project, measures that would be implemented to ensure an adequate and secure water supply is available for the proposal and a detailed description of the measures to minimise the water use at the site; – potential impacts on watercourses and groundwater; – the proposed stormwater/wastewater/leachate management systems

	including the capacity of onsite detention systems, and measures to treat, reuse or dispose of water; and – consideration of any potential salinity, soil contamination, flooding and acid sulfate soil impacts of the project. • **Hazards** – including: – a preliminary risk screening undertaken in accordance with State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) and Applying SEPP 33 (DoP, 2011), and if necessary, a Preliminary Hazard Analysis (PHA); and – an assessment of the likely toxicity levels of loads transported to and from the site. • **Visual** – including an assessment of the potential visual impacts of the project on the amenity of the surrounding area. • **Socio-economic** – including and assessment of the economic and social impacts of the development, particularly of any benefits to the community.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the *Environmental Planning and Assessment Regulation 2000*. These documents should be included as part of the EIS rather than as separate documents.
Consultation	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: • Fairfield City Council; • Environmental Protection Authority; • Department of Primary Industries; • Roads and Maritime Service; • Transgrid; and • the surrounding land owners and occupiers that may be affected by the proposal. 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.
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these SEAR's, you must consult with the Secretary in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, the following attachment contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1
Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:
http://www.planning.nsw.gov.au
http://www.bookshop.nsw.gov.au
http://www.publications.gov.au

Policies, Guidelines & Plans	
Plans and Documents	
	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Environmental Planning and Assessment Regulation 2000. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include the following: 1. An existing site survey plan drawn at an appropriate scale illustrating: • the location of the land, boundary measurements, area (sq. m) and north point; • the existing levels of the land in relation to buildings and roads; • location and height of existing structures on the site; • location and height of adjacent buildings and private open space; and • all levels to be to Australian Height Datum (AHD). 2. A locality/context plan drawn at an appropriate scale should be submitted indicating: • watercourses including nearby rivers and creeks, and dams; • significant local features such as heritage items; • the location and uses of nearby buildings, shopping and employment areas, hospitals and schools; and • traffic and road patterns, pedestrian routes and public transport nodes. 3. An indication of the location of the site with respect to the relevant Land Zoning Map within the *Shoalhaven Local Environment Plan 2014*. 4. Drawings at an appropriate scale illustrating: • detailed plans, sections and elevations of the existing building, which clearly show all proposed internal and external alterations and additions.
Documents to be submitted	
	Documents to submit include: • 1 electronic copy of all the documents and plans for review prior to exhibition; and • other copies as determined by the Department once the development application is lodged.

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

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Policies, Guidelines & Plans

Aspect	Policy /Methodology
Waste	
	Waste Avoidance and Resource Recovery Strategy 2010-2021 (EPA)
	The National Waste Policy: Less Waste More Resources 2009
	Waste Classification Guidelines (DECC)
	Environmental guidelines: Composting and Related Organics Processing Facilities (DEC)
	Environmental guidelines: Use and Disposal of Biosolid Products (NSW EPA)
	Composts, soil conditioners and mulches (Standards Australia, AS 4454)
Air Quality	
	Protection of the Environment Operations (Clean Air) Regulation 2010
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Odour	
	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
	Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Transport	
	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
Noise	
	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (EPA, 2011)
	Environmental Criteria for Road Traffic Noise (NSW EPA)
	Interim Construction Noise Guideline (2009)
Soil and Water	
Soil	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
	Draft Guidelines for the Assessment & Management of Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land
	Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Acid Sulfate Soils Manual (Stone et al. 1998)
Surface Water	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water

	Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	NSW State Rivers and Estuaries Policy(1993)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
	NSW Floodplain Development Manual 2005
Groundwater	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	Australian Groundwater Modelling Guidelines (NWC, 2012)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	NSW State Groundwater Dependent Ecosystems Policy (2002)
	NSW State Groundwater Quantity Management Policy (DLWC) Draft
	Guidelines for the Assessment and Management of Groundwater Contamination (DEC, 2007)
Hazards	
	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development
	Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP)
	Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis
Greenhouse Gas	
	The National Greenhouse and Energy Reporting (Measurement) Technical Guidelines (NGER Technical Guidelines)
	Guidelines for Energy Savings Action Plans (DEUS, 2005)
Visual	
	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282)
	State Environmental Planning Policy No 64 - Advertising and Signage

ATTACHMENT 2

Public Authority Responses to Request for Key Issues

Department of Planning and Environment
SYDNEY NSW 2001

Attention: David Mooney

Notice Number	1534353
File Number	EF13/5384
Date	29-Sep-2015

Secretary's Environment Assessment Requirements

Proposed increase for putrescible waste at existing waste transfer station at 20 Davis Road, Wetherill Park (SSD 7267)

I refer to your request for the Environment Protection Authority's (EPA) requirements for the environmental assessment (EA) in regard to the above proposal received by EPA on 11 September 2015.

The EPA has considered the details of the proposal as provided by NSW Department of Planning & Environment and has identified the information it requires to issue its general terms of approval in Attachment A. In summary, the EPA's key information requirements for the proposal include an adequate assessment of:

1. The management, processing and storage of waste received at the Premises.
2. Options for disposal and/or reuse waste generated at the Premises;
3. Impacts on water quality;
4. Potential dust issues during construction and operations at the Premises;
5. Potential odour issues during operations at the Premises; and
6. Potential noise impacts during construction and operation at the Premises.

In carrying out the assessment, the proponent should refer to the relevant guidelines as listed in Attachment B and any relevant industry codes of practice and best practice management guidelines.

Please note that this response does not cover biodiversity or Aboriginal cultural heritage issues, which are the responsibility of the Office of Environment and Heritage.

The Proponent should be made aware that any commitments made in the EIS may be formalised as approval conditions and may also be placed as formal licence conditions.

The Proponent should be made aware that, consistent with provisions under Part 9.4 of the *Protection of the Environment Operations Act 1997* ("the Act") the EPA may require the provision of an increased financial assurance at the Premises. The amount and form of the assurance(s) would be determined by the EPA and required as a condition of an Environment Protection Licence ("EPL").

In addition, as a requirement of an EPL, the EPA will require the Proponent to prepare, test and implement a Pollution Incident Response Management Plan and/or Plans in accordance with Section 153A of the Act.

The EPA notes that the proponent proposes to increase the existing annual throughput of 10,000 tpa to 140,000 tpa of general solid waste (putrescible). The EPA has had issues with odours at 20 Davis Rd Wetherill Park in the past and reminds the proponent the EIS needs to adequately address the potential odour generation from the increased storage and processing of putrescible waste at the facility including details of any new infrastructure/pollution controls and how they will prevent odours from the facility impacting the local community.

The EPA requests one hard copy of the EIS for assessment. This document should be provided to the EPA, Senior Manager Waste Compliance, PO Box A290 Sydney South NSW 1232. The EPA also requests an electronic copy be sent to waste.operations@epa.nsw.gov.au - attention Josh Madden.

Yours sincerely

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Trevor Wilson

Unit Head

Waste & Resources - Waste Management

(by Delegation)

ATTACHMENT A: EIS REQUIREMENTS FOR

Proposed increase for putrescible waste at existing waste transfer station at 20 Davis Road, Wetherill Park (SSD 7267)

How to use these requirements

The EPA requirements have been structured in accordance with the DIPNR EIS Guidelines, as follows. It is suggested that the EIS follow the same structure:

A. Executive summary

B. The proposal

C. The location

D. Identification and prioritisation of issues

E. The environmental issues

F. List of approvals and licences

G. Compilation of mitigation measures

H. Justification for the proposal

A Executive summary

The executive summary should include a brief discussion of the extent to which the proposal achieves identified environmental outcomes.

B The proposal

1. Objectives of the proposal

- The objectives of the proposal should be clearly stated and refer to:
  a) the size and type of the operation, the nature of the processes and the products, by-products and wastes produced
  b) a life cycle approach to the production, use or disposal of products
  c) the anticipated level of performance in meeting required environmental standards and cleaner production principles
  d) the staging and timing of the proposal and any plans for future expansion
  e) the proposal's relationship to any other industry or facility.

2. Description of the proposal

General

- Outline the production process including:
  a) the environmental "mass balance" for the process – quantify in-flow and out-flow of materials, any points of discharge to the environment and their respective destinations (sewer, stormwater, atmosphere, recycling, landfill etc)
  b) any life-cycle strategies for the products.
- Outline cleaner production actions, including:
  a) measures to minimise waste (typically through addressing source reduction)
  b) proposals for use or recycling of by-products
  c) proposed disposal methods for solid and liquid waste
  d) air management systems including all potential sources of air emissions, proposals to re-use or treat emissions, emission levels relative to relevant standards in regulations, discharge points
  e) water management system including all potential sources of water pollution, proposals for re-use, treatment etc, emission levels of any wastewater discharged, discharge points, summary of options explored to avoid a discharge, reduce its frequency or reduce its impacts, and rationale for selection of option to discharge.
  f) soil contamination treatment and prevention systems.
- Outline construction works including:
  a) actions to address any existing soil contamination

b) any earthworks or site clearing; re-use and disposal of cleared material (including use of spoil on-site)

c) construction timetable and staging; hours of construction; proposed construction methods

d) environment protection measures, including noise mitigation measures, dust control measures and erosion and sediment control measures.

Air

- Identify all sources of air emissions from the development.
  Note: emissions can be classed as either:
  - *point (eg emissions from stack or vent) or*
  - *fugitive (from wind erosion, leakages or spillages, associated with loading or unloading, conveyors, storage facilities, plant and yard operation, vehicle movements (dust from road, exhausts, loss from load), land clearing and construction works).*
- Provide details of the project that are essential for predicting and assessing air impacts including:
  a) the quantities and physio-chemical parameters (eg concentration, moisture content, bulk density, particle sizes etc) of materials to be used, transported, produced or stored

  b) an outline of procedures for handling, transport, production and storage

  c) the management of solid, liquid and gaseous waste streams with potential for significant air impacts.

Noise and vibration

- Identify all noise sources from the development (including both construction and operation phases). Detail all potentially noisy activities including ancillary activities such as transport of goods and raw materials.
- Specify the times of operation for all phases of the development and for all noise producing activities.
- For projects with a significant potential traffic noise impact provide details of road alignment (include gradients, road surface, topography, bridges, culverts etc), and land use along the proposed road and measurement locations – diagrams should be to a scale sufficient to delineate individual residential blocks.

Water

- Provide details of the project that are essential for predicting and assessing impacts to waters:
  a) including the quantity and physio-chemical properties of all potential water pollutants and the risks they pose to the environment and human health, including the risks they pose to Water Quality Objectives in the ambient waters (as defined on http://www.environment.nsw.gov.au/ieo/index.htm, using technical criteria derived from the Australian and New Zealand Guidelines for Fresh and Marine Water Quality, ANZECC 2000)

  b) the management of discharges with potential for water impacts

  c) drainage works and associated infrastructure; land-forming and excavations; working capacity of structures; and water resource requirements of the proposal.

- Outline site layout, demonstrating efforts to avoid proximity to water resources (especially for activities with significant potential impacts eg effluent ponds) and showing potential areas of modification of contours, drainage etc.
- Outline how total water cycle considerations are to be addressed showing total water balances for the development (with the objective of minimising demands and impacts on water resources). Include water requirements (quantity, quality and source(s)) and proposed storm and wastewater disposal, including type, volumes, proposed treatment and management methods and re-use options.

Waste and chemicals

- Provide details of the quantity and type of both liquid waste and non-liquid waste generated, handled, processed or disposed of at the premises. Waste must be classified according to the EPA's *Waste Classification Guidelines 2014 (as amended from time to time).*
- Provide details of liquid waste and non-liquid waste management at the facility, including:
  a) the transportation, assessment and handling of waste arriving at or generated at the site
  b) any stockpiling of wastes or recovered materials at the site
  c) any waste processing related to the facility, including reuse, recycling, reprocessing (including composting) or treatment both on- and off-site
  d) the method for disposing of all wastes or recovered materials at the facility
  e) the emissions arising from the handling, storage, processing and reprocessing of waste at the facility
  f) the proposed controls for managing the environmental impacts of these activities.
- Provide details of spoil disposal with particular attention to:
  a) the quantity of spoil material likely to be generated
  b) proposed strategies for the handling, stockpiling, reuse/recycling and disposal of spoil
  c) the need to maximise reuse of spoil material in the construction industry
  d) identification of the history of spoil material and whether there is any likelihood of contaminated material, and if so, measures for the management of any contaminated material
  e) designation of transportation routes for transport of spoil.
- Provide details of procedures for the assessment, handling, storage, transport and disposal of all hazardous and dangerous materials used, stored, processed or disposed of at the site, in addition to the requirements for liquid and non-liquid wastes.
- Provide details of the type and quantity of any chemical substances to be used or stored and describe arrangements for their safe use and storage.
- Reference should be made to the guidelines: EPA's *Waste Classification Guidelines 2014 (as amended from time to time).*

ESD

- Demonstrate that the planning process and any subsequent development incorporates objectives and mechanisms for achieving ESD, including:

a) an assessment of a range of options available for use of the resource, including the benefits of each option to future generations

b) proper valuation and pricing of environmental resources

c) identification of who will bear the environmental costs of the proposal.

3. Rehabilitation

- Outline considerations of site maintenance, and proposed plans for the final condition of the site (ensuring its suitability for future uses).

4. Consideration of alternatives and justification for the proposal

- Consider the environmental consequences of adopting alternatives, including alternative:
  a) sites and site layouts
  b) access modes and routes
  c) materials handling and production processes
  d) waste and water management
  e) impact mitigation measures
  f) energy sources
- Selection of the preferred option should be justified in terms of:
  a) ability to satisfy the objectives of the proposal
  b) relative environmental and other costs of each alternative
  c) acceptability of environmental impacts and contribution to identified environmental objectives
  d) acceptability of any environmental risks or uncertainties
  e) reliability of proposed environmental impact mitigation measures
  f) efficient use (including maximising re-use) of land, raw materials, energy and other resources.

C The location

1. General

- Provide an overview of the affected environment to place the proposal in its local and regional environmental context including:
  a) meteorological data (eg rainfall, temperature and evaporation, wind speed and direction)
  b) topography (landform element, slope type, gradient and length)
  c) surrounding land uses (potential synergies and conflicts)
  d) geomorphology (rates of landform change and current erosion and deposition processes)
  e) soil types and properties (including erodibility; engineering and structural properties; dispersibility; permeability; presence of acid sulfate soils and potential acid sulfate soils)
  f) ecological information (water system habitat, vegetation, fauna)
  g) availability of services and the accessibility of the site for passenger and freight transport.

2. Air

- Describe the topography and surrounding land uses. Provide details of the exact locations of dwellings, schools and hospitals. Where appropriate provide a perspective view of the study area such as the terrain file used in dispersion models.
- Describe surrounding buildings that may effect plume dispersion.
- Provide and analyse site representative data on following meteorological parameters:
  a) temperature and humidity
  b) rainfall, evaporation and cloud cover
  c) wind speed and direction
  d) atmospheric stability class
  e) mixing height (the height that emissions will be ultimately mixed in the atmosphere)
  f) katabatic air drainage
  g) air re-circulation.

3. Noise and vibration

- Identify any noise sensitive locations likely to be affected by activities at the site, such as residential properties, schools, churches, and hospitals. Typically the location of any noise sensitive locations in relation to the site should be included on a map of the locality.
- Identify the land use zoning of the site and the immediate vicinity and the potentially affected areas.

4. Water

- Describe the catchment including proximity of the development to any waterways and provide an assessment of their sensitivity/significance from a public health, ecological and/or economic perspective. The Water Quality and River Flow Objectives on the website: http://www.environment.nsw.gov.au/ieo/index.htm should be used to identify the agreed environmental values and human uses for any affected waterways. This will help with the description of the local and regional area.

5. Soil Contamination Issues

- Provide details of site history – if earthworks are proposed, this needs to be considered with regard to possible soil contamination, for example if the site was previously a landfill site or if irrigation of effluent has occurred.

D Identification and prioritisation of issues / scoping of impact assessment

- Provide an overview of the methodology used to identify and prioritise issues. The methodology should take into account:
  a) relevant NSW government guidelines
  b) industry guidelines
  c) EISs for similar projects
  d) relevant research and reference material
  e) relevant preliminary studies or reports for the proposal
  f) consultation with stakeholders.
- Provide a summary of the outcomes of the process including:
  a) all issues identified including local, regional and global impacts (eg increased/ decreased greenhouse emissions)
  b) key issues which will require a full analysis (including comprehensive baseline assessment)
  c) issues not needing full analysis though they may be addressed in the mitigation strategy
  d) justification for the level of analysis proposed (the capacity of the proposal to give rise to high concentrations of pollution compared with the ambient environment or environmental outcomes is an important factor in setting the level of assessment).

E The environmental issues

1. General

- The potential impacts identified in the scoping study need to be assessed to determine their significance, particularly in terms of achieving environmental outcomes, and minimising environmental pollution.
- Identify gaps in information and data relevant to significant impacts of the proposal and any actions proposed to fill those information gaps so as to enable development of appropriate management and mitigation measures. This is in accordance with ESD requirements.

Note: The level of detail should match the level of importance of the issue in decision making which is dependent on the environmental risk.

Describe baseline conditions

- Provide a description of existing environmental conditions for any potential impacts.

Assess impacts

- For any potential impacts relevant for the assessment of the proposal provide a detailed analysis of the impacts of the proposal on the environment including the cumulative impact of the proposal on the receiving environment especially where there are sensitive receivers.
- Describe the methodology used and assumptions made in undertaking this analysis (including any modelling or monitoring undertaken) and indicate the level of confidence in the predicted outcomes and the resilience of the environment to cope with the predicted impacts.
- The analysis should also make linkages between different areas of assessment where necessary to enable a full assessment of environmental impacts eg assessment of impacts on air quality will often need to draw on the analysis of traffic, health, social, soil and/or ecological systems impacts; etc.
- The assessment needs to consider impacts at all phases of the project cycle including: exploration (if relevant or significant), construction, routine operation, start-up operations, upset operations and decommissioning if relevant.
- The level of assessment should be commensurate with the risk to the environment.

Describe management and mitigation measures

- Describe any mitigation measures and management options proposed to prevent, control, abate or mitigate identified environmental impacts associated with the proposal and to reduce risks to human health and prevent the degradation of the environment. This should include an assessment of the effectiveness and reliability of the measures and any residual impacts after these measures are implemented.
- Proponents are expected to implement a 'reasonable level of performance' to minimise environmental impacts. The proponent must indicate how the proposal meets reasonable levels of performance. For example, reference technology based criteria if available, or identify good practice for this type of activity or development. A 'reasonable level of performance' involves adopting and implementing technology and management practices to achieve certain pollutant emissions levels in economically viable operations. Technology-based criteria evolve gradually over time as technologies and practices change.
- Use environmental impacts as key criteria in selecting between alternative sites, designs and technologies, and to avoid options having the highest environmental impacts.
- Outline any proposed approach (such as an Environmental Management Plan) that will demonstrate how commitments made in the EIS will be implemented. Areas that should be described include:

  a) operational procedures to manage environmental impacts

  b) monitoring procedures

  c) training programs

  d) community consultation

  e) complaint mechanisms including site contacts

  f) strategies to use monitoring information to improve performance

  g) strategies to achieve acceptable environmental impacts and to respond in event of exceedences.

4. Air

Describe baseline conditions

- Provide a description of existing air quality and meteorology, using existing information and site representative ambient monitoring data.

Assess impacts

- Identify all pollutants of concern and estimate emissions by quantity (and size for particles), source and discharge point.
- Estimate the resulting ground level concentrations of all pollutants. Where necessary (eg. potentially significant impacts and complex terrain effects), use an appropriate dispersion model to estimate ambient pollutant concentrations. Discuss choice of model and parameters with the EPA.
- Describe the effects and significance of pollutant concentration on the environment, human health, amenity and regional ambient air quality standards or goals.
- Describe the contribution that the development will make to regional and global pollution, particularly in sensitive locations.
- For potentially odorous emissions provide the emission rates in terms of odour units (determined by techniques compatible with EPA procedures). Use sampling and analysis techniques for individual or complex odours and for point or diffuse sources, as appropriate.

  Note: With dust and odour, it may be possible to use data from existing similar activities to generate emission rates.

- Reference should be made to: *Approved Methods for the Modelling and Assessment of Air Pollutants in NSW* (DEC, 2001); *Approved Methods for the Sampling and Analysis of Air Pollutants in NSW* (DEC, 2007); *Assessment and Management of Odour from Stationary Sources in NSW* (DEC, 2006); *Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC, 2006); Load Calculation Protocol for use by holders of NSW Environment Protection Licences when calculating Assessable Pollutant Loads* (DECC, 2009).

Describe management and mitigation measures

- Outline specifications of pollution control equipment (including manufacturer's performance guarantees where available) and management protocols for both point and fugitive emissions. Where possible, this should include cleaner production processes.

5. Noise and vibration

Describe baseline conditions

- Determine the existing background (LA90) and ambient (LAeq) noise levels in accordance with the *NSW Industrial Noise Policy.*
- Determine the existing road traffic noise levels in accordance with the *NSW Environmental Criteria for Road Traffic Noise*, where road traffic noise impacts may occur.

- The noise impact assessment report should provide details of all monitoring of existing ambient noise levels including:
  a) details of equipment used for the measurements
  b) a brief description of where the equipment was positioned
  c) a statement justifying the choice of monitoring site, including the procedure used to choose the site, having regards to the definition of 'noise sensitive locations(s)' and 'most affected locations(s)' described in Section 3.1.2 of the *NSW Industrial Noise Policy*
  d) details of the exact location of the monitoring site and a description of land uses in surrounding areas
  e) a description of the dominant and background noise sources at the site
  f) day, evening and night assessment background levels for each day of the monitoring period
  g) the final Rating Background Level (RBL) value
  h) graphs of the measured noise levels for each day should be provided
  i) a record of periods of affected data (due to adverse weather and extraneous noise), methods used to exclude invalid data and a statement indicating the need for any re-monitoring under Step 1 in Section B1.3 of the *NSW Industrial Noise Policy*
  j) determination of LAeq noise levels from existing industry.

Assess impacts

- Determine the project specific noise levels for the site. For each identified potentially affected receiver, this should include:
  a) determination of the intrusive criterion for each identified potentially affected receiver
  b) selection and justification of the appropriate amenity category for each identified potentially affected receiver
  c) determination of the amenity criterion for each receiver
  d) determination of the appropriate sleep disturbance limit.
- Maximum noise levels during night-time period (10pm-7am) should be assessed to analyse possible affects on sleep. Where LA1(1min) noise levels from the site are less than 15 dB above the background LA90 noise level, sleep disturbance impacts are unlikely. Where this is not the case, further analysis is required. Additional guidance is provided in Appendix B of the *NSW Environmental Criteria for Road Traffic Noise*.
- Determine expected noise level and noise character (eg tonality, impulsiveness, vibration, etc) likely to be generated from noise sources during:
  a) site establishment
  b) construction
  c) operational phases
  d) transport including traffic noise generated by the proposal
  e) other services.

  Note: The noise impact assessment report should include noise source data for each source in 1/1 or 1/3 octave band frequencies including methods for references used to determine noise source

levels. Noise source levels and characteristics can be sourced from direct measurement of similar activities or from literature (if full references are provided).

- Determine the noise levels likely to be received at the most sensitive locations (these may vary for different activities at each phase of the development). Potential impacts should be determined for any identified significant adverse meteorological conditions. Predicted noise levels under calm conditions may also aid in quantifying the extent of impact where this is not the most adverse condition.
- The noise impact assessment report should include:
  a) a plan showing the assumed location of each noise source for each prediction scenario
  b) a list of the number and type of noise sources used in each prediction scenario to simulate all potential significant operating conditions on the site
  c) any assumptions made in the predictions in terms of source heights, directivity effects, shielding from topography, buildings or barriers, etc
  d) methods used to predict noise impacts including identification of any noise models used. Where modelling approaches other than the use of the ENM or SoundPlan computer models are adopted, the approach should be appropriately justified and validated
  e) an assessment of appropriate weather conditions for the noise predictions including reference to any weather data used to justify the assumed conditions
  f) the predicted noise impacts from each noise source as well as the combined noise level for each prediction scenario under any identified significant adverse weather conditions as well as calm conditions where appropriate
  g) for developments where a significant level of noise impact is likely to occur, noise contours for the key prediction scenarios should be derived
  h) an assessment of the need to include modification factors as detailed in Section 4 of the *NSW Industrial Noise Policy*.
- Discuss the findings from the predictive modelling and, where relevant noise criteria have not been met, recommend additional mitigation measures.
- The noise impact assessment report should include details of any mitigation proposed including the attenuation that will be achieved and the revised noise impact predictions following mitigation.
- Where relevant noise/vibration criteria cannot be met after application of all feasible and cost effective mitigation measures the residual level of noise impact needs to be quantified by identifying:
  a) locations where the noise level exceeds the criteria and extent of exceedence
  b) numbers of people (or areas) affected
  c) times when criteria will be exceeded
  d) likely impact on activities (speech, sleep, relaxation, listening, etc)
  e) change on ambient conditions
  f) the result of any community consultation or negotiated agreement.
- For the assessment of existing and future traffic noise, details of data for the road should be included such as assumed traffic volume; percentage heavy vehicles by time of day; and details of the calculation process. These details should be consistent with any traffic study carried out in the EIS.
- Where blasting is intended an assessment in accordance with the *Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration* (ANZECC, 1990) should be undertaken. The following details of the blast design should be included in the noise assessment:
  a) bench height, burden spacing, spacing burden ratio

b) blast hole diameter, inclination and spacing

c) type of explosive, maximum instantaneous charge, initiation, blast block size, blast frequency.

Describe management and mitigation measures

- Determine the most appropriate noise mitigation measures and expected noise reduction including both noise controls and management of impacts for both construction and operational noise. This will include selecting quiet equipment and construction methods, noise barriers or acoustic screens, location of stockpiles, temporary offices, compounds and vehicle routes, scheduling of activities, etc.
- For traffic noise impacts, provide a description of the ameliorative measures considered (if required), reasons for inclusion or exclusion, and procedures for calculation of noise levels including ameliorative measures. Also include, where necessary, a discussion of any potential problems associated with the proposed ameliorative measures, such as overshadowing effects from barriers. Appropriate ameliorative measures may include:

  a) use of alternative transportation modes, alternative routes, or other methods of avoiding the new road usage

  b) control of traffic (eg: limiting times of access or speed limitations)

  c) resurfacing of the road using a quiet surface

  d) use of (additional) noise barriers or bunds

  e) treatment of the façade to reduce internal noise levels buildings where the night-time criteria is a major concern

  f) more stringent limits for noise emission from vehicles (i.e. using specially designed 'quite' trucks and/or trucks to use air bag suspension

  g) driver education

  h) appropriate truck routes

  i) limit usage of exhaust breaks

  j) use of premium muffles on trucks

  k) reducing speed limits for trucks

  l) ongoing community liaison and monitoring of complaints

  m) phasing in the increased road use.

4. Water

Describe baseline conditions

- Describe existing surface and groundwater quality – an assessment needs to be undertaken for any water resource likely to be affected by the proposal and for all conditions (e.g. a wet weather sampling program is needed if runoff events may cause impacts).

  Note: Methods of sampling and analysis need to conform with an accepted standard (e.g. Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC 2004) *or be approved and analyses undertaken by accredited laboratories).*

- Provide site drainage details and surface runoff yield.
- State the ambient Water Quality and River Flow Objectives for the receiving waters. These refer to the community's agreed environmental values and human uses endorsed by the Government as goals for the ambient waters. These environmental values are published on the website: http://www.environment.nsw.gov.au/ieo/index.htm. The EIS should state the environmental values listed for the catchment and waterway type relevant to your proposal. NB: A consolidated and approved list of environmental values are not available for groundwater resources. Where groundwater may be affected the EIS should identify appropriate groundwater environmental values and justify the choice.
- State the indicators and associated trigger values or criteria for the identified environmental values. This information should be sourced from the ANZECC 2000 *Guidelines for Fresh and Marine Water Quality* (http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html) (Note that, as at 2004, the NSW Water Quality Objectives booklets and website contain technical criteria derived from the 1992 version of the ANZECC Guidelines. The Water Quality Objectives remain as Government Policy, reflecting the community's environmental values and long-term goals, but the technical criteria are replaced by the more recent ANZECC 2000 Guidelines). NB: While specific guidelines for groundwater are not available, the ANCECC 2000 Guidelines endorse the application of the trigger values and decision trees as a tool to assess risk to environmental values in groundwater.
- State any locally specific objectives, criteria or targets, which have been endorsed by the government e.g. the Healthy Rivers Commission Inquiries or the NSW Salinity Strategy (DLWC, 2000) (http://www.environment.nsw.gov.au/salinity/government/nswstrategy.htm).
- Where site specific studies are proposed to revise the trigger values supporting the ambient Water Quality and River Flow Objectives, and the results are to be used for regulatory purposes (e.g. to assess whether a licensed discharge impacts on water quality objectives), then prior agreement from the EPA on the approach and study design must be obtained.
- Describe the state of the receiving waters and relate this to the relevant Water Quality and River Flow Objectives (i.e. are Water Quality and River Flow Objectives being achieved?). Proponents are generally only expected to source available data and information. However, proponents of large or high risk developments may be required to collect some ambient water quality / river flow / groundwater data to enable a suitable level of impact assessment. Issues to include in the description of the receiving waters could include:

  a) lake or estuary flushing characteristics

  b) specific human uses (e.g. exact location of drinking water offtake)

  c) sensitive ecosystems or species conservation values

  d) a description of the condition of the local catchment e.g. erosion levels, soils, vegetation cover, etc

e) an outline of baseline groundwater information, including, but not restricted to, depth to watertable, flow direction and gradient, groundwater quality, reliance on groundwater by surrounding users and by the environment

f) historic river flow data where available for the catchment.

Assess impacts

- No proposal should breach clause 120 of the *Protection of the Environment Operations Act* 1997 (i.e. pollution of waters is prohibited unless undertaken in accordance with relevant regulations).
- Identify and estimate the quantity of all pollutants that may be introduced into the water cycle by source and discharge point including residual discharges after mitigation measures are implemented.
- Include a rationale, along with relevant calculations, supporting the prediction of the discharges.
- Describe the effects and significance of any pollutant loads on the receiving environment. This should include impacts of residual discharges through modelling, monitoring or both, depending on the scale of the proposal. Determine changes to hydrology (including drainage patterns, surface runoff yield, flow regimes, wetland hydrologic regimes and groundwater).
- Describe water quality impacts resulting from changes to hydrologic flow regimes (such as nutrient enrichment or turbidity resulting from changes in frequency and magnitude of stream flow).
- Identify any potential impacts on quality or quantity of groundwater describing their source.
- Identify potential impacts associated with geomorphological activities with potential to increase surface water and sediment runoff or to reduce surface runoff and sediment transport. Also consider possible impacts such as bed lowering, bank lowering, instream siltation, floodplain erosion and floodplain siltation.
- Identify impacts associated with the disturbance of acid sulfate soils and potential acid sulfate soils.
- Containment of spills and leaks shall be in accordance with the technical guidelines section 'Bunding and Spill Management' of the *Authorised Officers Manual* (EPA, 1995) (http://www.epa.nsw.gov.au/mao/bundingspill.htm) and the most recent versions of the Australian Standards referred to in the Guidelines. Containment should be designed for no-discharge.
- The significance of the impacts listed above should be predicted. When doing this it is important to predict the ambient water quality and river flow outcomes associated with the proposal and to demonstrate whether these are acceptable in terms of achieving protection of the Water Quality and River Flow Objectives. In particular the following questions should be answered:

  a) will the proposal protect Water Quality and River Flow Objectives where they are currently achieved in the ambient waters; and

  b) will the proposal contribute towards the achievement of Water Quality and River Flow Objectives over time, where they are not currently achieved in the ambient waters.

- Consult with the EPA as soon as possible if a mixing zone is proposed (a mixing zone could exist where effluent is discharged into a receiving water body, where the quality of the water being discharged does not immediately meet water quality objectives. The mixing zone could result in dilution, assimilation and decay of the effluent to allow water quality objectives to be met further downstream, at the edge of the mixing zone). The EPA will advise the proponent under what conditions a mixing zone will and will not be acceptable, as well as the information and modelling requirements for assessment.

  Note: The assessment of water quality impacts needs to be undertaken in a total catchment management context to provide a wide perspective on development impacts, in particular cumulative impacts.

- Where a licensed discharge is proposed, provide the rationale as to why it cannot be avoided through application of a reasonable level of performance, using available technology, management practice and industry guidelines.
- Where a licensed discharge is proposed, provide the rationale as to why it represents the best environmental outcome and what measures can be taken to reduce its environmental impact.
- Reference should be made to *Managing Urban Stormwater: Soils and Construction* (DECC, 2008), *Guidelines for Fresh and Marine Water Quality* ANZECC 2000), *Environmental Guidelines: Use of effluent by Irrigation* (DEC, 2004).

Describe management and mitigation measures

- Outline stormwater management to control pollutants at the source and contain them within the site. Also describe measures for maintaining and monitoring any stormwater controls.
- Outline erosion and sediment control measures directed at minimising disturbance of land, minimising water flow through the site and filtering, trapping or detaining sediment. Also include measures to maintain and monitor controls as well as rehabilitation strategies.
- Describe waste water treatment measures that are appropriate to the type and volume of waste water and are based on a hierarchy of avoiding generation of waste water; capturing all contaminated water (including stormwater) on the site; reusing/recycling waste water; and treating any unavoidable discharge from the site to meet specified water quality requirements.
- Outline pollution control measures relating to storage of materials, possibility of accidental spills (eg preparation of contingency plans), appropriate disposal methods, and generation of leachate.
- Describe hydrological impact mitigation measures including:
  a) site selection (avoiding sites prone to flooding and waterlogging, actively eroding or affected by deposition)
  b) minimising runoff
  c) minimising reductions or modifications to flow regimes
  d) avoiding modifications to groundwater.
- Describe groundwater impact mitigation measures including:
  a) site selection
  b) retention of native vegetation and revegetation
  c) artificial recharge
  d) providing surface storages with impervious linings
  e) monitoring program.
- Describe geomorphological impact mitigation measures including:
  a) site selection
  b) erosion and sediment controls
  c) minimising instream works
  d) treating existing accelerated erosion and deposition
  e) monitoring program.
- Any proposed monitoring should be undertaken in accordance with the *Approved Methods for the Sampling and Analysis of Water Pollutants in NSW* (DEC 2004).

5. Soils and contamination

Describe baseline conditions

- Provide any details (in addition to those provided in the location description - Section C) that are needed to describe the existing situation in terms of soil types and properties and soil contamination.

Assess impacts

- Identify any likely impacts resulting from the construction or operation of the proposal, including the likelihood of:
  a) disturbing any existing contaminated soil
  b) contamination of soil by operation of the activity
  c) subsidence or instability
  d) soil erosion
  e) disturbing acid sulfate or potential acid sulfate soils.
- Reference should be made to *Contaminated Sites – Guidelines for Consultants Reporting on Contaminated Sites* (OEH, 2011)*; Contaminated Sites – Guidelines on Significant Risk of Harm from Contaminated Land and the Duty to Report* (EPA, 2003).

Describe management and mitigation measures

- Describe and assess the effectiveness or adequacy of any soil management and mitigation measures during construction and operation of the proposal including:
  a) erosion and sediment control measures
  b) proposals for site remediation – see *Managing Land Contamination, Planning Guidelines SEPP 55 – Remediation of Land* (Department of Urban Affairs and Planning and Environment Protection Authority, 1998)
  c) proposals for the management of these soils – see *Assessing and Managing Acid Sulfate Soils,* Environment Protection Authority, 1995 (note that this is the only methodology accepted by the EPA).

6. Waste and chemicals

Describe baseline conditions

- Describe any existing waste or chemicals operations related to the proposal.

Assess impacts

- Assess the adequacy of proposed measures to minimise natural resource consumption and minimise impacts from the handling, transporting, storage, processing and reprocessing of waste and/or chemicals.

- Reference should be made to *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* (EPA, 1999)>.

Describe management and mitigation measures

- Outline measures to minimise the consumption of natural resources.
- Outline measures to avoid the generation of waste and promote the re-use and recycling and reprocessing of any waste.
- Outline measures to support any approved regional or industry waste plans.

7. Cumulative impacts

- Identify the extent that the receiving environment is already stressed by existing development and background levels of emissions to which this proposal will contribute.
- Assess the impact of the proposal against the long term air, noise and water quality objectives for the area or region.
- Identify infrastructure requirements flowing from the proposal (eg water and sewerage services, transport infrastructure upgrades).
- Assess likely impacts from such additional infrastructure and measures reasonably available to the proponent to contain such requirements or mitigate their impacts (eg travel demand management strategies).

F. List of approvals and licences

- Identify all approvals and licences required under environment protection legislation including details of all scheduled activities, types of ancillary activities and types of discharges (to air, land, water).

G. Compilation of mitigation measures

- Outline how the proposal and its environmental protection measures would be implemented and managed in an integrated manner so as to demonstrate that the proposal is capable of complying with statutory obligations under EPA licences or approvals (eg outline of an environmental management plan).
- The mitigation strategy should include the environmental management and cleaner production principles which would be followed when planning, designing, establishing and operating the proposal. It should include two sections, one setting out the program for managing the proposal and the other outlining the monitoring program with a feedback loop to the management program.

H. Justification for the Proposal

- Reasons should be included which justify undertaking the proposal in the manner proposed, having regard to the potential environmental impacts.

ATTACHMENT B: GUIDANCE MATERIAL

Title	Web address
Relevant Legislation	
Contaminated Land Management Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+140+1997+cd+0+N
Environmentally Hazardous Chemicals Act 1985	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+14+1985+cd+0+N
Environmental Planning and Assessment Act 1979	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+203+1979+cd+0+N
Protection of the Environment Operations Act 1997	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+156+1997+cd+0+N
Water Management Act 2000	http://www.legislation.nsw.gov.au/maintop/view/inforce/act+92+2000+cd+0+N
Licensing	
Guide to Licensing	www.epa.nsw.gov.au/licensing/licenceguide.htm
Air Issues	
Air Quality	
Approved methods for modelling and assessment of air pollutants in NSW (2005)	http://www.epa.nsw.gov.au/resources/air/ammodelling05361.pdf
POEO (Clean Air) Regulation 2010	http://www.legislation.nsw.gov.au/maintop/view/inforce/subordleg+428+2010+cd+0+N
Noise and Vibration	
Interim Construction Noise Guideline (DECC, 2009)	http://www.epa.nsw.gov.au/noise/constructnoise.htm
Assessing Vibration: a technical guideline (DEC, 2006)	http://www.epa.nsw.gov.au/noise/vibrationguide.htm
Industrial Noise Policy Application Notes	http://www.epa.nsw.gov.au/noise/applicnotesindustnoise.htm
Environmental Criteria for Road Traffic Noise (EPA, 1999)	http://www.epa.nsw.gov.au/resources/noise/roadnoise.pdf
Interim Guideline for the Assessment of Noise from Rail Infrastructure Projects (DECC, 2007)	http://www.epa.nsw.gov.au/noise/railinfranoise.htm
Environmental assessment requirements for rail traffic-generating developments	http://www.epa.nsw.gov.au/noise/railnoise.htm

Waste, Chemicals and Hazardous Materials and Radiation	
Waste	
Environmental Guidelines: Solid Waste Landfills (EPA, 1996)	http://www.epa.nsw.gov.au/resources/waste/envguidlns/solidlandfill.pdf
Draft Environmental Guidelines - Industrial Waste Landfilling (April 1998)	http://www.epa.nsw.gov.au/resources/waste/envguidlns/industrialfill.pdf
Waste Classification Guidelines (EPA, 2014)	http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm
Resource recovery exemption	http://www.epa.nsw.gov.au/waste/RRecoveryExemptions.htm
Chemicals subject to Chemical Control Orders	
Chemical Control Orders (regulated through the EHC Act)	http://www.epa.nsw.gov.au/pesticides/CCOs.htm
National Protocol - Approval/Licensing of Trials of Technologies for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
National Protocol for Approval/Licensing of Commercial Scale Facilities for the Treatment/Disposal of Schedule X Wastes - July 1994	Available in libraries
Water and Soils	
Acid sulphate soils	
Coastal acid sulfate soils guidance material	http://www.environment.nsw.gov.au/acidsulfatesoil/
Acid Sulfate Soils Planning Maps	http://www.environment.nsw.gov.au/acidsulfatesoil/riskmaps.htm
Contaminated Sites Assessment and Remediation	
Managing land contamination: Planning Guidelines – SEPP 55 Remediation of Land	http://www.planning.nsw.gov.au/assessingdev/pdf/gu_contam.pdf
Guidelines for Consultants Reporting on Contaminated Sites (EPA, 2000)	http://www.epa.nsw.gov.au/resources/clm/20110650consultantsglines.pdf
Guidelines for the NSW Site Auditor Scheme - 2nd edition (DEC, 2006)	http://www.epa.nsw.gov.au/resources/clm/auditorglines06121.pdf
Sampling Design Guidelines (EPA, 1995)	Available by request from EPA's Environment Line

National Environment Protection (Assessment of Site Contamination) Measure 1999 (or update)	http://www.scew.gov.au/nepms/assessment-site-contamination
Soils – general	
Managing land and soil	http://www.environment.nsw.gov.au/soils/landandsoil.htm
Managing urban stormwater for the protection of soils	http://www.environment.nsw.gov.au/stormwater/publications.htm
Landslide risk management guidelines	http://www.australiangeomechanics.org/resources/downloads/
Site Investigations for Urban Salinity (DLWC, 2002)	http://www.environment.nsw.gov.au/resources/salinity/booklet3siteinvestigationsforurbansalinity.pdf
Local Government Salinity Initiative Booklets	http://www.environment.nsw.gov.au/salinity/solutions/urban.htm
Water	
Water Quality Objectives	http://www.environment.nsw.gov.au/ieo/index.htm
ANZECC (2000) Guidelines for Fresh and Marine Water Quality	http://www.environment.gov.au/water/publications/quality/nwqms-guidelines-4-vol1.html
Applying Goals for Ambient Water Quality Guidance for Operations Officers – Mixing Zones	Contact the EPA on 131555
Approved Methods for the Sampling and Analysis of Water Pollutant in NSW (2004)	http://www.environment.nsw.gov.au/resources/legislation/approvedmethods-water.pdf

NSW GOVERNMENT | Department of Primary Industries

OUT15/26582

Mr David Mooney
Industry Assessments
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

David.Mooney@planning.nsw.gov.au

Dear Mr Mooney,

SUEZ Waste Transfer Station Capacity Increase, Wetherill Park (SSD_7267)
Request for input into Secretary's Environmental Assessment Requirements

I refer to your email dated 11 September 2015 to the Department of Primary Industries in respect to the above matter.

Comment by DPI Water
DPI Water has reviewed the supporting documentation accompanying the request for Secretary's Environmental Assessment Requirements (SEARs) and provides the following comments, and further detail in **Attachment A**.

It is recommended that the EIS be required to include:

- Annual volumes of surface water and groundwater proposed to be taken by the activity (including through inflow and seepage) from each surface and groundwater source as defined by the relevant water sharing plan.
- Assessment of any volumetric water licensing requirements (including those for ongoing water take following completion of the project).
- The identification of an adequate and secure water supply for the life of the project. Confirmation that water can be sourced from an appropriately authorised and reliable supply. This is to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Full technical details and data of all surface and groundwater modelling.

- Proposed surface and groundwater monitoring activities and methodologies.
- Assessment of discharge and runoff impacts to receiving watercourses.
- Assessment of any potential cumulative impacts on water resources, and any proposed options to manage the cumulative impacts.
- Consideration of relevant policies and guidelines.
- A statement of where each element of the SEARs is addressed in the EIS (i.e. in the form of a table).

For further information please contact Richard Meares, Water Regulation Officer (Parramatta Office) on 02 8838 7527 or at richard.meares@dpi.nsw.gov.au.

DPI Lands, DPI Water and DPI Agriculture advise no issues.

Yours sincerely

Mitchell Isaacs
Director, Planning Policy & Assessment Advice

Attachment A

SUEZ Waste Transfer Station Capacity Increase, Wetherill Park (SSD_7267)
Request for Input into Secretary's Environment Assessment Requirements
DPI Water General Assessment Requirements for general projects

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The following detailed assessment requirements are provided to assist in adequately addressing the assessment requirements for this proposal.

For further information visit the DPI Water website, www.water.nsw.gov.au

Key Relevant Legislative Instruments

This section provides a basic summary to aid proponents in the development of an Environmental Impact Statement (EIS), and should not be considered a complete list or comprehensive summary of relevant legislative instruments that may apply to the regulation of water resources for a project.

The EIS should take into account the objects and regulatory requirements of the *Water Act 1912* (WA 1912) and *Water Management Act 2000* (*WMA 2000*), and associated regulations and instruments, as applicable.

Water Management Act 2000 (WMA 2000)
Key points:

- Volumetric licensing in areas covered by water sharing plans.
- Works within 40m of waterfront land.
- SSD & SSI projects are exempt from requiring water supply work approvals and controlled activity approvals as a result of the *Environmental Planning & Assessment Act 1979 (EP&A Act)*.
- No exemptions for volumetric licensing apply as a result of the *EP&A Act*.
- Basic landholder rights, including harvestable rights dams.
- Aquifer interference activity approval and flood management work approval provisions have not yet commenced and are regulated by the *Water Act 1912*.
- Maximum penalties of $2.2 million plus $264,000 for each day an offence continues apply under the *WMA 2000*.

Water Act 1912 (WA 1912)
Key points:

- Volumetric licensing in areas where no water sharing plan applies.
- Monitoring bores.
- Aquifer interference activities that are not regulated as a water supply work under the *WMA 2000*.
- Flood management works.
- No exemptions apply to licences or permits under the *WA 1912* as a result of the *EP&A Act*.
- Regulation of water bore driller licensing.

Water Management (General) Regulation 2011
Key points:

- Provides various exemptions for volumetric licensing and activity approvals.
- Provides further detail on requirements for dealings and applications.

Water Sharing Plans – these are considered regulations under the *WMA 2000*

Access Licence Dealing Principles Order 2004

Harvestable Rights Orders

Water Sharing Plans

It is important that the proponent understands and describes the ground and surface water sharing plans, water sources, and management zones that apply to the project. The relevant water sharing plans can be determined spatially at www.ourwater.nsw.gov.au. Multiple water sharing plans may apply and these must all be described.

The *Water Act 1912* applies to all water sources not yet covered by a commenced water sharing plan.

The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the Water Sharing Plan including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection (including groundwater dependent ecosystems), water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water to be taken from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP, including:
    - Sufficient market depth to acquire the necessary entitlements for each water source.
    - Ability to carry out a "dealing" to transfer the water to relevant location under the rules of the WSP.
    - Daily and long-term access rules.
    - Account management and carryover provisions.
- Provide a detailed and consolidated site water balance.
- Further detail on licensing requirements is provided below.

Relevant Policies and Guidelines

The EIS should take into account the following policies (as applicable):

- NSW Guidelines for Controlled Activities on Waterfront Land (NOW, 2012)
- NSW Aquifer Interference Policy (NOW, 2012)
- Risk Assessment Guidelines for Groundwater Dependent Ecosystems (NOW, 2012)
- Australian Groundwater Modelling Guidelines (NWC, 2012)
- NSW State Rivers and Estuary Policy (1993)
- NSW Wetlands Policy (2010)
- NSW State Groundwater Policy Framework Document (1997)
- NSW State Groundwater Quality Protection Policy (1998)
- NSW State Groundwater Dependent Ecosystems Policy (2002)
- NSW Water Extraction Monitoring Policy (2007)

DPI Water policies can be accessed at the following links:
http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx
http://www.water.nsw.gov.au/Water-licensing/Approvals/Controlled-activities/default.aspx

An assessment framework for the NSW Aquifer Interference Policy can be found online at: http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/Aquifer-interference.

Licensing Considerations

The EIS is required to provide:

- Identification of water requirements for the life of the project in terms of both volume and timing (including predictions of potential ongoing groundwater take following the cessation of operations at the site – such as evaporative loss from open voids or inflows).
- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction from each water source as defined in the relevant Water Sharing Plan/s and all water supply works to take water.
- Explanation of how the required water entitlements will be obtained (i.e. through a new or existing licence/s, trading on the water market, controlled allocations etc.).
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring. All predicted groundwater take must be accounted for through adequate licensing.
- Details on existing dams/storages (including the date of construction, location, purpose, size and capacity) and any proposal to change the purpose of existing dams/storages.
- Details on the location, purpose, size and capacity of any new proposed dams/storages.
- Applicability of any exemptions under the *Water Management (General) Regulation 2011* to the project.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

The Harvestable Right gives landholders the right to capture and use for any purpose 10% of the average annual runoff from their property. The Harvestable Right has been defined in terms of an equivalent dam capacity called the Maximum Harvestable Right Dam Capacity (MHRDC). The MHRDC is determined by the area of the property (in hectares) and a site-specific run-off factor. The MHRDC includes the capacity of all existing dams on the property that do not have a current water licence. Storages capturing up to the harvestable right capacity are not required to be licensed but any capacity of the total of all storages/dams on the property greater than the MHRDC may require a licence.

For more information on Harvestable Right dams, including a calculator, visit: http://www.water.nsw.gov.au/Water-licensing/Basic-water-rights/Harvesting-runoff/Harvesting-runoff

Dam Safety

Where new or modified dams are proposed, or where new development will occur below an existing dam, the NSW Dams Safety Committee should be consulted in relation to any safety issues that may arise. Conditions of approval may be recommended to ensure safety in relation to any new or existing dams.

See www.damsafety.nsw.gov.au for further information.

Surface Water Assessment

The predictive assessment of the impact of the proposed project on surface water sources should include the following:

- Identification of all surface water features including watercourses, wetlands and floodplains transected by or adjacent to the proposed project.
- Identification of all surface water sources as described by the relevant water sharing plan.
- Detailed description of dependent ecosystems and existing surface water users within the area, including basic landholder rights to water and adjacent/downstream licensed water users.
- Description of all works and surface infrastructure that will intercept, store, convey, or otherwise interact with surface water resources.
- Assessment of predicted impacts on the following:
    - flow of surface water, sediment movement, channel stability, and hydraulic regime,
    - water quality,
    - flood regime,
    - dependent ecosystems,
    - existing surface water users, and
    - planned environmental water and water sharing arrangements prescribed in the relevant water sharing plans.

Groundwater Assessment

To ensure the sustainable and integrated management of groundwater sources, the EIS needs to include adequate details to assess the impact of the project on all groundwater sources.

Where it is considered unlikely that groundwater will be intercepted or impacted (for example by infiltration), a brief site assessment and justification for the minimal impacts may be sufficient, accompanied by suitable contingency measures in place in the event that groundwater is intercepted, and appropriate measures to ensure that groundwater is not contaminated.

Where groundwater is expected to be intercepted or impacted, the following requirements should be used to assist the groundwater assessment for the proposal.

- The known or predicted highest groundwater table at the site.
- Works likely to intercept, connect with or infiltrate the groundwater sources.
- Any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- Bore construction information is to be supplied to DPI Water by submitting a "Form A" template. DPI Water will supply "GW" registration numbers (and licence/approval numbers if required) which must be used as consistent and unique bore identifiers for all future reporting.
- A description of the watertable and groundwater pressure configuration, flow directions and rates and physical and chemical characteristics of the groundwater source (including connectivity with other groundwater and surface water sources).
- Sufficient baseline monitoring for groundwater quantity and quality for all aquifers and GDEs to establish a baseline incorporating typical temporal and spatial variations.
- The predicted impacts of any final landform on the groundwater regime.
- The existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.

- An assessment of groundwater quality, its beneficial use classification and prediction of any impacts on groundwater quality.
- An assessment of the potential for groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- Measures proposed to protect groundwater quality, both in the short and long term.
- Measures for preventing groundwater pollution so that remediation is not required.
- Protective measures for any groundwater dependent ecosystems (GDEs).
- Proposed methods of the disposal of waste water and approval from the relevant authority.
- The results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- Any proposed monitoring programs, including water levels and quality data.
- Reporting procedures for any monitoring program including mechanism for transfer of information.
- An assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- Identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- Description of the remedial measures or contingency plans proposed.
- Any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Groundwater Dependent Ecosystems

The EIS must consider the potential impacts on any Groundwater Dependent Ecosystems (GDEs) at the site and in the vicinity of the site and:

- Identify any potential impacts on GDEs as a result of the proposal including:
  - the effect of the proposal on the recharge to groundwater systems;
  - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections; and
  - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- Provide safeguard measures for any GDEs.

Watercourses, Wetlands and Riparian Land

The EIS should address the potential impacts of the project on all watercourses likely to be affected by the project, existing riparian vegetation and the rehabilitation of riparian land. It is recommended the EIS provides details on all watercourses potentially affected by the proposal, including:

- Scaled plans showing the location of:
  - wetlands/swamps, watercourses and top of bank;
  - riparian corridor widths to be established along the creeks;
  - existing riparian vegetation surrounding the watercourses (identify any areas to be protected and any riparian vegetation proposed to be removed);

- the site boundary, the footprint of the proposal in relation to the watercourses and riparian areas; and
- proposed location of any asset protection zones.

- Photographs of the watercourses/wetlands and a map showing the point from which the photos were taken.
- A detailed description of all potential impacts on the watercourses/riparian land.
- A detailed description of all potential impacts on the wetlands, including potential impacts to the wetlands hydrologic regime; groundwater recharge; habitat and any species that depend on the wetlands.
- A description of the design features and measures to be incorporated to mitigate potential impacts.
- Geomorphic and hydrological assessment of water courses including details of stream order (Strahler System), river style and energy regimes both in channel and on adjacent floodplains.

Landform rehabilitation

Where significant modification to landform is proposed, the EIS must include:

- Justification of the proposed final landform with regard to its impact on local and regional surface and groundwater systems;
- A detailed description of how the site would be progressively rehabilitated and integrated into the surrounding landscape;
- Outline of proposed construction and restoration of topography and surface drainage features if affected by the project; and
- An outline of the measures to be put in place to ensure that sufficient resources are available to implement the proposed rehabilitation.

Consultation and general enquiries

General licensing enquiries can be made to Advisory Services: water.enquiries@dpi.nsw.gov.au, 1800 353 104.

Assessment or state significant development enquiries, or requests for review or consultation should be directed to the Strategic Stakeholder Liaison Unit, water.referrals@dpi.nsw.gov.au.

A consultation guideline and further information is available online at:
www.water.nsw.gov.au/water-management/law-and-policy/planning-and-assessment

End Attachment A

Kate Masters

From: Andrew Mooney <AMooney@fairfieldcity.nsw.gov.au>
Sent: Tuesday, 29 September 2015 4:04 PM
To: Kate Masters
Subject: RE: URGENT - Request for SEARs - 20 Davis Road, Wetherill Park (SSD 7267) Fairfield LGA

Hi Kate

Council requests that the following matters be addressed in regard to the above SEARs

- Council records indicate the site is affected by overland flooding. Further details can be obtained by requesting a s.149 certificate from Council. The impacts of overland flooding will need to be taken into account in the design of the proposal to ensure there are no adverse cumulative impacts on properties both up-stream and down-stream of the site. The applicant needs to engage a suitably qualified hydraulic engineer to carry out this task.
- Information clarifying the relationship of the project to the provisions of SEPP 33 – Hazardous and Offensive Development
- Risk assessment of the potential environmental impacts of the proposal
- details on how the proposal will achieve compliance with relevant standards and guidelines for this form of development published by the NSW EPA
- Exact transport routes proposed to be utilized for the transfer of materials to/from the site
- Assessment of the potential visual impacts of the proposal on surrounding properties

Regards

Andrew Mooney
Coordinator |Strategic Planning
City and Community Development

PO Box 21, Fairfield NSW 1860
P 9725 0214 | F 9725 4249
www.fairfieldcity.nsw.gov.au

FairfieldCity
Celebrating diversity

Fairfield City Council

From: Kate Masters [mailto:Kate.Masters@planning.nsw.gov.au]
Sent: Monday, 28 September 2015 12:17 PM
To: planning.matters@environment.nsw.gov.au; development.sydney@rms.nsw.gov.au; Mail Mail
Subject: URGENT - Request for SEARs - 20 Davis Road, Wetherill Park (SSD 7267) Fairfield LGA
Importance: High

Kate Masters

From: Leo Belinda <Belinda.Leo@environment.nsw.gov.au>
Sent: Wednesday, 16 September 2015 2:44 PM
To: 'David Mooney'
Subject: Request for SEARS for Waste Transfer Station at 20 Davis Road, Wetherill Park (SSD 7267).

Dear Mr Mooney

Thank you for your email dated 11 September 2015 to the Office of Environment and Heritage (OEH) requesting input into the Secretary's Environmental Assessment Requirements for the proposed increase in capacity for putrescible waste at the existing Waste Transfer Station at 20 Davis Road, Wetherill Park (SSD 7267).

After reviewing the relevant documents, OEH's Greater Sydney Planning Team has concluded that the matter does not contain biodiversity, natural hazards and Aboriginal Cultural Heritage issues that require a formal OEH response. We have no need to be further involved in the assessment of the project.

Regards
Belinda

Belinda Leo
Operations Officer, Greater Sydney Region
Regional Operations Group, Office of Environment and Heritage
Level 6, 10 Valentine Ave Parramatta (PO Box 644) NSW 2124
T: 9995 6820 W: www.environment.nsw.gov.au
Please note I do not work Thursday or Fridays

APPENDIX B

EPL

Environment Protection Licence

Licence - 4548

Licence Details	
Number:	4548
Anniversary Date:	15-June

Licensee
SITA AUSTRALIA PTY LTD
20 DAVIS ROAD
WETHERILL PARK NSW 2164

Premises
WETHERILL PARK RESOURCE RECOVERY FACILITY
20 DAVIS ROAD
WETHERILL PARK NSW 2164

Scheduled Activity
Waste Processing (non-thermal treatment)
Waste Storage

Fee Based Activity	Scale
Non-thermal treatment of hazardous and other waste	Any T treated
Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	> 0 T stored
Waste storage - other types of waste	> 0 T stored

Region
Waste & Resources - Waste Management
59-61 Goulburn Street SYDNEY NSW 2000
Phone: (02) 9995 5000
Fax: (02) 9995 5999
PO Box A290 SYDNEY SOUTH
NSW 1232

Environment Protection Licence

Licence - 4548

Environment Protection Licence

Licence - 4548

Environment Protection Licence

Licence - 4548

Information about this licence

Dictionary

A definition of terms used in the licence can be found in the dictionary at the end of this licence.

Responsibilities of licensee

Separate to the requirements of this licence, general obligations of licensees are set out in the Protection of the Environment Operations Act 1997 ("the Act") and the Regulations made under the Act. These include obligations to:

- ensure persons associated with you comply with this licence, as set out in section 64 of the Act;
- control the pollution of waters and the pollution of air (see for example sections 120 - 132 of the Act);
- report incidents causing or threatening material environmental harm to the environment, as set out in Part 5.7 of the Act.

Variation of licence conditions

The licence holder can apply to vary the conditions of this licence. An application form for this purpose is available from the EPA.

The EPA may also vary the conditions of the licence at any time by written notice without an application being made.

Where a licence has been granted in relation to development which was assessed under the Environmental Planning and Assessment Act 1979 in accordance with the procedures applying to integrated development, the EPA may not impose conditions which are inconsistent with the development consent conditions until the licence is first reviewed under Part 3.6 of the Act.

Duration of licence

This licence will remain in force until the licence is surrendered by the licence holder or until it is suspended or revoked by the EPA or the Minister. A licence may only be surrendered with the written approval of the EPA.

Licence review

The Act requires that the EPA review your licence at least every 5 years after the issue of the licence, as set out in Part 3.6 and Schedule 5 of the Act. You will receive advance notice of the licence review.

Fees and annual return to be sent to the EPA

For each licence fee period you must pay:

- an administrative fee; and
- a load-based fee (if applicable).

Environment Protection Licence

Licence - 4548

The EPA publication “A Guide to Licensing” contains information about how to calculate your licence fees. The licence requires that an Annual Return, comprising a Statement of Compliance and a summary of any monitoring required by the licence (including the recording of complaints), be submitted to the EPA. The Annual Return must be submitted within 60 days after the end of each reporting period. See condition R1 regarding the Annual Return reporting requirements.

Usually the licence fee period is the same as the reporting period.

Transfer of licence

The licence holder can apply to transfer the licence to another person. An application form for this purpose is available from the EPA.

Public register and access to monitoring data

Part 9.5 of the Act requires the EPA to keep a public register of details and decisions of the EPA in relation to, for example:

- licence applications;
- licence conditions and variations;
- statements of compliance;
- load based licensing information; and
- load reduction agreements.

Under s320 of the Act application can be made to the EPA for access to monitoring data which has been submitted to the EPA by licensees.

This licence is issued to:

SITA AUSTRALIA PTY LTD
20 DAVIS ROAD
WETHERILL PARK NSW 2164

subject to the conditions which follow.

Environment Protection Licence

Licence - 4548

1 Administrative Conditions

A1 What the licence authorises and regulates

A1.1 This licence authorises the carrying out of the scheduled activities listed below at the premises specified in A2. The activities are listed according to their scheduled activity classification, fee-based activity classification and the scale of the operation.

Unless otherwise further restricted by a condition of this licence, the scale at which the activity is carried out must not exceed the maximum scale specified in this condition.

Scheduled Activity	Fee Based Activity	Scale
Waste Processing (non-thermal treatment)	Non-thermal treatment of hazardous and other waste	Any T treated
Waste Storage	Waste storage - hazardous, restricted solid, liquid, clinical and related waste and asbestos waste	> 0 T stored
Waste Storage	Waste storage - other types of waste	> 0 T stored

A2 Premises or plant to which this licence applies

A2.1 The licence applies to the following premises:

Premises Details
WETHERILL PARK RESOURCE RECOVERY FACILITY
20 DAVIS ROAD
WETHERILL PARK
NSW 2164
LOT 402 DP 603454

A3 Information supplied to the EPA

A3.1 Works and activities must be carried out in accordance with the proposal contained in the licence application, except as expressly provided by a condition of this licence.

In this condition the reference to "the licence application" includes a reference to:
a) the applications for any licences (including former pollution control approvals) which this licence replaces under the Protection of the Environment Operations (Savings and Transitional) Regulation 1998; and
b) the licence information form provided by the licensee to the EPA to assist the EPA in connection with the issuing of this licence.

2 Limit Conditions

Environment Protection Licence

Licence - 4548

L1 Pollution of waters

L1.1 Except as may be expressly provided in any other condition of this licence, the licensee must comply with section 120 of the Protection of the Environment Operations Act 1997.

L2 Waste

L2.1 The licensee must not cause, permit or allow any waste to be received at the premises, except the wastes expressly referred to in the column titled “Waste” and meeting the definition, if any, in the column titled “Description” in the table below.
Any waste received at the premises must only be used for the activities referred to in relation to that waste in the column titled “Activity” in the table below.
Any waste received at the premises is subject to those limits or conditions, if any, referred to in relation to that waste contained in the column titled “Other Limits” in the table below.
This condition does not limit any other conditions in this licence.

Code	Waste	Description	Activity	Other Limits
NA	Office and Packaging Waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	General solid waste (putrescible)	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	Maximum of 10,000 tonnes to be received per 12 months.
NA	Virgin excavated natural material	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Garden waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Wood waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Waste mineral oils unfit for their original intended use	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
N/A	Gas bottles		Waste storage	NA
D220	Lead acid batteries	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
F100	Waste ink, dye, pigment, paint, lacquer & varnish	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Asbestos waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Building and demolition waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA

NA	Household waste from municipal clean-up that does not contain food waste	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Waste collected by or on behalf of local councils from street sweeping	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA
NA	Non-chemical waste generated from manufacturing and services (including metal, timber, paper, ceramics, plastics, thermosets, and composites)	As defined in Schedule 1 of the POEO Act, in force from time to time	Waste storage	NA

L2.2 The authorised amount of waste permitted on the premises cannot exceed 2,400 tonnes at any one time.

L3 Potentially offensive odour

L3.1 The licensee must not cause or permit the emission of offensive odour beyond the boundary of the premises.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the licensee must not cause or permit the emission of any offensive odour from the premises but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

L4 Other limit conditions

Asbestos

Note: The licensee must comply with all conditions as specified in this licence or where no specific condition are outlined in this licence, the licencee must comply with the Protection of the Environment Operations (Waste) Regulation 2014.

3 Operating Conditions

O1 Activities must be carried out in a competent manner

O1.1 Licensed activities must be carried out in a competent manner.
This includes:
a) the processing, handling, movement and storage of materials and substances used to carry out the activity; and
b) the treatment, storage, processing, reprocessing, transport and disposal of waste generated by the

activity.

O2 Maintenance of plant and equipment

O2.1 All plant and equipment installed at the premises or used in connection with the licensed activity:
a) must be maintained in a proper and efficient condition; and
b) must be operated in a proper and efficient manner.

O3 Dust

O3.1 The premises must be maintained in a condition which minimises or prevents the emission of dust from the premises.

O4 Emergency response

O4.1 The licensee must maintain an emergency response plan which documents the procedures to deal with all types of incidents (eg spill, explosions or fire) that may occur at the premises or outside of the premises (eg during transfer) which are likely to cause harm to the environment.

O5 Processes and management

O5.1 The licensee must ensure that any general solid waste (non-putrescible) and/or general solid waste (putrescible) for processing, storage or resource recovery at the premises is assessed and classified in accordance with the DECC Waste Classification Guidelines as in force from time to time.

O6 Waste management

General Solid Waste (putrescible)

O6.1 The licensee must keep general solid waste (putrescible) in a separate designated area from all other wastes received at the Premises.

O6.2 General solid waste (putrescible) must not be mixed with any other wastes received at the Premises.

O6.3 The licensee must remove all general solid waste (putrescible) within 24 hours of it being received at the Premises.

4 Monitoring and Recording Conditions

M1 Monitoring records

M1.1 The results of any monitoring required to be conducted by this licence or a load calculation protocol must be recorded and retained as set out in this condition.

M1.2 All records required to be kept by this licence must be:
a) in a legible form, or in a form that can readily be reduced to a legible form;
b) kept for at least 4 years after the monitoring or event to which they relate took place; and
c) produced in a legible form to any authorised officer of the EPA who asks to see them.

M1.3 The following records must be kept in respect of any samples required to be collected for the purposes of this licence:
a) the date(s) on which the sample was taken;
b) the time(s) at which the sample was collected;
c) the point at which the sample was taken; and
d) the name of the person who collected the sample.

M2 Recording of pollution complaints

M2.1 The licensee must keep a legible record of all complaints made to the licensee or any employee or agent of the licensee in relation to pollution arising from any activity to which this licence applies.

M2.2 The record must include details of the following:
a) the date and time of the complaint;
b) the method by which the complaint was made;
c) any personal details of the complainant which were provided by the complainant or, if no such details were provided, a note to that effect;
d) the nature of the complaint;
e) the action taken by the licensee in relation to the complaint, including any follow-up contact with the complainant; and
f) if no action was taken by the licensee, the reasons why no action was taken.

M2.3 The record of a complaint must be kept for at least 4 years after the complaint was made.

M2.4 The record must be produced to any authorised officer of the EPA who asks to see them.

M3 Telephone complaints line

M3.1 The licensee must operate during its operating hours a telephone complaints line for the purpose of receiving any complaints from members of the public in relation to activities conducted at the premises or by the vehicle or mobile plant, unless otherwise specified in the licence.

M3.2 The licensee must notify the public of the complaints line telephone number and the fact that it is a complaints line so that the impacted community knows how to make a complaint.

M3.3 The preceding two conditions do not apply until 3 months after: the date of the issue of this licence.

M4 Other monitoring and recording conditions

Monitoring of waste(s) received

M4.1 The licensee must record the following information for each load of waste(s) received at the premises:
(a) the registration number of the vehicle;
(b) the time and date of receipt of the waste;
(c) the source of the waste;
(d) the type(s) of waste; and
(e) the quantity of each type of waste (in tonnes).

5 Reporting Conditions

R1 Annual return documents

R1.1 The licensee must complete and supply to the EPA an Annual Return in the approved form comprising:
a) a Statement of Compliance; and
b) a Monitoring and Complaints Summary.
At the end of each reporting period, the EPA will provide to the licensee a copy of the form that must be completed and returned to the EPA.

R1.2 An Annual Return must be prepared in respect of each reporting period, except as provided below.

R1.3 Where this licence is transferred from the licensee to a new licensee:
a) the transferring licensee must prepare an Annual Return for the period commencing on the first day of the reporting period and ending on the date the application for the transfer of the licence to the new licensee is granted; and
b) the new licensee must prepare an Annual Return for the period commencing on the date the application for the transfer of the licence is granted and ending on the last day of the reporting period.

R1.4 Where this licence is surrendered by the licensee or revoked by the EPA or Minister, the licensee must prepare an Annual Return in respect of the period commencing on the first day of the reporting period and ending on:
a) in relation to the surrender of a licence - the date when notice in writing of approval of the surrender is given; or
b) in relation to the revocation of the licence - the date from which notice revoking the licence operates.

R1.5 The Annual Return for the reporting period must be supplied to the EPA by registered post not later than 60 days after the end of each reporting period or in the case of a transferring licence not later than 60 days after the date the transfer was granted (the 'due date').

R1.6 The licensee must retain a copy of the Annual Return supplied to the EPA for a period of at least 4 years after the Annual Return was due to be supplied to the EPA.

R1.7 Within the Annual Return, the Statement of Compliance must be certified and the Monitoring and Complaints Summary must be signed by:
a) the licence holder; or
b) by a person approved in writing by the EPA to sign on behalf of the licence holder.

Note: The term "reporting period" is defined in the dictionary at the end of this licence. Do not complete the Annual Return until after the end of the reporting period.

Note: An application to transfer a licence must be made in the approved form for this purpose.

R2 Notification of environmental harm

R2.1 Notifications must be made by telephoning the Environment Line service on 131 555.

R2.2 The licensee must provide written details of the notification to the EPA within 7 days of the date on which the incident occurred.

Note: The licensee or its employees must notify all relevant authorities of incidents causing or threatening material harm to the environment immediately after the person becomes aware of the incident in accordance with the requirements of Part 5.7 of the Act.

R3 Written report

R3.1 Where an authorised officer of the EPA suspects on reasonable grounds that:
a) where this licence applies to premises, an event has occurred at the premises; or
b) where this licence applies to vehicles or mobile plant, an event has occurred in connection with the carrying out of the activities authorised by this licence,
and the event has caused, is causing or is likely to cause material harm to the environment (whether the harm occurs on or off premises to which the licence applies), the authorised officer may request a written report of the event.

R3.2 The licensee must make all reasonable inquiries in relation to the event and supply the report to the EPA within such time as may be specified in the request.

R3.3 The request may require a report which includes any or all of the following information:
a) the cause, time and duration of the event;
b) the type, volume and concentration of every pollutant discharged as a result of the event;
c) the name, address and business hours telephone number of employees or agents of the licensee, or a specified class of them, who witnessed the event;
d) the name, address and business hours telephone number of every other person (of whom the licensee is aware) who witnessed the event, unless the licensee has been unable to obtain that information after making reasonable effort;
e) action taken by the licensee in relation to the event, including any follow-up contact with any complainants;
f) details of any measure taken or proposed to be taken to prevent or mitigate against a recurrence of such an event; and
g) any other relevant matters.

R3.4 The EPA may make a written request for further details in relation to any of the above matters if it is not satisfied with the report provided by the licensee. The licensee must provide such further details to the EPA within the time specified in the request.

Environment Protection Licence

Licence - 4548

6 General Conditions

G1 Copy of licence kept at the premises or plant

G1.1 A copy of this licence must be kept at the premises to which the licence applies.

G1.2 The licence must be produced to any authorised officer of the EPA who asks to see it.

G1.3 The licence must be available for inspection by any employee or agent of the licensee working at the premises.

7 Special Conditions

E1 EPA may claim on Financial Assurance

E1.1 The EPA may claim on a financial assurance under s303 of the POEO Act if a licensee fails to carry out any work or program required to comply with the conditions of this licence or clean up notice issued under section 91 of the POEO Act.

E2 Financial assurance

E2.1 A financial assurance in the form of an unconditional and irrevocable guarantee from an Australian bank, building society or credit union in favour of the EPA in the amount of seventy five thousand ($75,000) by 1 March 2008 must be provided to the EPA. The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person.

A financial assurance in the form of an unconditional and irrevocable guarantee from an Australian bank, building society or credit union in favour of the EPA in the amount of one hundred and fifty thousand ($150,000) by 1 March 2009 must be provided to the EPA. The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person.

A financial assurance in the form of an unconditional and irrevocable guarantee from an Australian bank, building society or credit union in favour of the EPA in the amount of two hundred and twenty five thousand ($225,000) by 1 March 2010 must be provided to the EPA. The financial assurance is required to secure or guarantee funding for works or programs required by or under this licence. The financial assurance must contain a term that provides that any monies claimed can be paid to the EPA or, at the written direction of the EPA, to any other person.

E2.2 The financial assurance must be maintained during the operation of the facility and thereafter until such time as the EPA is satisfied the premises is environmentally secure.

Environment Protection Licence

E2.3 The financial assurance must be replenished by the full amount claimed or realised if the EPA has claimed on or realised the financial assurance or any part of it to undertake a work or program required to be carried out by the licence which has not been undertaken by the licence holder.

E2.4 The EPA may require an increase the amount of the financial assurance at any time as a result of reassessment of the total likely costs and expenses of rehabilitation of the premises.

E2.5 The licensee must provide to the EPA the original counterpart guarantee within five working days of the issue of:

a) the financial assurance required by condition E1.1, and
b) the adjusted financial assurance as required by condition E1.2, E1.3 and E1.4.

E2.6 After the licensee's premises cease to be used for the purpose to which the licence relates or in the event that the licensee ceases to carry out the activity that is the subject of this licence, that licensee must:

a) remove and lawfully dispose of all liquid and non-liquid waste stored on the licensee's premises;
b) rehabilitate the site, including conducting assessment of and if required remediation of any site contamination.

E2.7 In the event of an earthquake, storm, fire, flood or any other event where it is reasonable to suspect that a pollution incident has occurred, is occurring or is likely to occur, the licensee (whether or not the premises continue to be used for the purposes to which the licence relates) must:

a) Make all efforts to contain all firewater on the licensee's premises;
b) Make all efforts to control air pollution from the licensee's premises;
c) Make all efforts to contain any discharge, spill or run-off from the licensee's premises;
d) Make all efforts to prevent flood water entering the licensee's premises;
e) Remediate and rehabilitate any exposed areas of soil and/or waste;
f) Lawfully dispose of all liquid and solid waste(s) stored on the premises that is not already securely disposed of;
g) At the request of the EPA monitor groundwater beneath the licensee's premises and its potential to migrate from the licensee's premises;
h) At the request of the EPA monitor surface water leaving the licensee's premises and
i) Ensure the licensee's premises is secure.

E2.8 While the licensee's premises are being used for the purpose to which the licence relates, the licensee must:

a) Clean up any spill, leak or other discharge of any waste(s) or other material(s) as soon as practicable after it becomes known to the licensee or to one of the licensee's employees or agents.
b) In the event(s) that any liquid and non-liquid waste(s) is unlawfully deposited on the premises, such waste(s) must be removed and lawfully disposed of as soon as practicable or in accordance with any direction given by the EPA.
c) Provide all monitoring data as required by the conditions of this licence or as directed by the EPA.

Environment Protection Licence

Licence - 4548

Dictionary

General Dictionary

3DGM [in relation to a concentration limit]	Means the three day geometric mean, which is calculated by multiplying the results of the analysis of three samples collected on consecutive days and then taking the cubed root of that amount. Where one or more of the samples is zero or below the detection limit for the analysis, then 1 or the detection limit respectively should be used in place of those samples
Act	Means the Protection of the Environment Operations Act 1997
activity	Means a scheduled or non-scheduled activity within the meaning of the Protection of the Environment Operations Act 1997
actual load	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
AM	Together with a number, means an ambient air monitoring method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.
AMG	Australian Map Grid
anniversary date	The anniversary date is the anniversary each year of the date of issue of the licence. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
annual return	Is defined in R1.1
Approved Methods Publication	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
assessable pollutants	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
BOD	Means biochemical oxygen demand
CEM	Together with a number, means a continuous emission monitoring method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.
COD	Means chemical oxygen demand
composite sample	Unless otherwise specifically approved in writing by the EPA, a sample consisting of 24 individual samples collected at hourly intervals and each having an equivalent volume.
cond.	Means conductivity
environment	Has the same meaning as in the Protection of the Environment Operations Act 1997
environment protection legislation	Has the same meaning as in the Protection of the Environment Administration Act 1991
EPA	Means Environment Protection Authority of New South Wales.
fee-based activity classification	Means the numbered short descriptions in Schedule 1 of the Protection of the Environment Operations (General) Regulation 2009.
general solid waste (non-putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997

Environment Protection Licence

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flow weighted composite sample	Means a sample whose composites are sized in proportion to the flow at each composites time of collection.
general solid waste (putrescible)	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environmen t Operations Act 1997
grab sample	Means a single sample taken at a point at a single time
hazardous waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
licensee	Means the licence holder described at the front of this licence
load calculation protocol	Has the same meaning as in the Protection of the Environment Operations (General) Regulation 2009
local authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
material harm	Has the same meaning as in section 147 Protection of the Environment Operations Act 1997
MBAS	Means methylene blue active substances
Minister	Means the Minister administering the Protection of the Environment Operations Act 1997
mobile plant	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
motor vehicle	Has the same meaning as in the Protection of the Environment Operations Act 1997
O&G	Means oil and grease
percentile [in relation to a concentration limit of a sample]	Means that percentage [eg.50%] of the number of samples taken that must meet the concentration limit specified in the licence for that pollutant over a specified period of time. In this licence, the specified period of time is the Reporting Period unless otherwise stated in this licence.
plant	Includes all plant within the meaning of the Protection of the Environment Operations Act 1997 as well as motor vehicles.
pollution of waters [or water pollution]	Has the same meaning as in the Protection of the Environment Operations Act 1997
premises	Means the premises described in condition A2.1
public authority	Has the same meaning as in the Protection of the Environment Operations Act 1997
regional office	Means the relevant EPA office referred to in the Contacting the EPA document accompanying this licence
reporting period	For the purposes of this licence, the reporting period means the period of 12 months after the issue of the licence, and each subsequent period of 12 mo nths. In the case of a licence continued in force by the Protection of the Environment Operations Act 1997, the date of issue of the licence is the first anniversary of the date of issue or last renewal of the licence following the commencement of the Act.
restricted solid waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
scheduled activity	Means an activity listed in Schedule 1 of the Protection of the Environment Operations Act 1997
special waste	Has the same meaning as in Part 3 of Schedule 1 of the Protection of the Environment Operations Act 1997
TM	Together with a number, means a test method of that number prescribed by the *Approved Methods for the Sampling and Analysis of Air Pollutants in New South Wales*.

Environment Protection Licence

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TSP	Means total suspended particles
TSS	Means total suspended solids
Type 1 substance	Means the elements antimony, arsenic, cadmium, lead or mercury or any compound containing one or more of those elements
Type 2 substance	Means the elements beryllium, chromium, cobalt, manganese, nickel, selenium, tin or vanadium or any compound containing one or more of those elements
utilisation area	Means any area shown as a utilisation area on a map submitted with the application for this licence
waste	Has the same meaning as in the Protection of the Environment Operations Act 1997
waste type	Means liquid, restricted solid waste, general solid waste (putrescible), general solid waste (non-putrescible), special waste or hazardous waste

Ms Nadia Kanhoush

Environment Protection Authority

(By Delegation)

Date of this edition: 01-August-2000

Environment Protection Licence

Licence - 4548

End Notes

1	Licence transferred through application 140433, approved on 18-May-2001, which came into effect on 15-Jun-2000.
2	Licence transferred through application 140945, approved on 04-Dec-2001, which came into effect on 04-Dec-2001.
3	Licence varied by Change of contact details, issued on 04-Mar-2002, which came into effect on 04-Mar-2002.
4	Licence varied by notice 1028777, issued on 04-Sep-2003, which came into effect on 29-Sep-2003.
5	Licence varied by notice 1037693, issued on 11-Nov-2004, which came into effect on 06-Dec-2004.
6	Licence varied by notice 1081093, issued on 17-Jan-2008, which came into effect on 17-Jan-2008.
7	Condition A1.3 Not applicable varied by notice issued on <issue date> which came into effect on <effective date>
8	Licence varied by notice 1095911, issued on 19-Dec-2008, which came into effect on 19-Dec-2008.
9	Licence varied by notice 1112076, issued on 21-Apr-2010, which came into effect on 21-Apr-2010.
10	Licence varied by Correction to EPA Region data record., issued on 25-Jun-2010, which came into effect on 25-Jun-2010.
11	Licence varied by notice 1505419 issued on 09-May-2013
12	Licence varied by notice 1532302 issued on 04-Aug-2015

APPENDIX C

Development Consent Conditions

23 March 2004 **ENQUIRIES**: Ms Thea Bates on 9725-0292

Andrew Kasciuszko SITA Environmental Solutions
20 Davis Road,
WETHERILL PARK NSW 2164

Dear Sir,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 2192/2003

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Lot 402 DP 603454, No 20 Davis Road, Wetherill Park
Description of Development:	Establishment of a timber stockpile for recycling of timber and timber by-products and the construction of a partially enclosed awning.
Date of Determination:	23 March 2004
Date of Operation of Consent:	24 March 2004
Date Consent Will Lapse:	24 March 2006
Classification(s) under B.C.A.:	Warehouse - Class 8

APPROVED PLANS

1. **Compliance with Plans**

The development shall take place in accordance with the approved development plans as prepared by Peter Ellsmore and Associates Pty Ltd, drawing number 0339 – 01 & 0339-02 Revision B dated December 2003, Drawing No 0339 –03 revision C dated December 2003 and Drawing No 0339-04 Revision A, dated December 2003.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by a Principal Certifying Authority. A Principal Certifying Authority can be either Fairfield City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

2. Outstanding Long Service Levy Fee

Prior to the issue of a Construction Certificate a receipt for payment of Long Service Levy fee of **$80.00** shall be submitted to the Principal Certifying Authority. The above payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

3. Fire Safety Report

Prior to the issue of a Construction Certificate, a Fire Safety Study prepared in accordance with the Department of Planning's, "Hazardous Industry Planning Advisory Paper (HIPAP) No. 2 - Fire Safety Study Guidelines" and the NSW Government's "Best Practice Guidelines for Contaminated Water Retention and Treatment Systems", shall be submitted for review to the satisfaction of Fairfield City Council.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

4. Construction Certificate Required

Prior to the commencement of any works, a construction certificate is required to be issued by a Principal Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9725 0222.

5. Appointment of a Principal Certifying Authority

Prior to the commencement of any works, the applicant must:

a. appoint a Principal Certifying Authority; and
b. notify Council of the appointment.

6. **Notify Council of Intention to Commence Works**

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any works on site.

7. **Sydney Water Consent**

Prior to the commencement of any works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Principal Certifying Authority prior to the commencement of any works on site.

8. **Erosion and Sedimentation Control**

Prior to the commencement of any works on site, controls in accordance with Council's Erosion and Sedimentation Control Policy shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

9. **Toilet Facility**

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

10**. Sign During Construction**

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

a. Stating that unauthorised entry to the work site is prohibited,

b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and

c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A **$600** on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to either the issue of an occupation certificate (class 2 to 9 buildings) or the issue of a satisfactory final inspection (class 1 and 10 buildings) for the proposed development.

A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier. If Council is not the Principal Certifying Authority, the accredited certifier must submit a copy of the occupation certificate to Council within seven (7) days from the date of determination and include all relevant documents that were lodged with the application for the occupation certificate.

11**. Section 73 Certificate Required**

Prior to the issue of an occupation certificate, a Section 73 certificate issued by Sydney Water shall be submitted to the Principal Certifying Authority.

12**. Structural Certification**

Prior to the issue of an occupation certificate, a certificate from a practising Structural Engineer shall be submitted to the Principal Certifying Authority certifying that the building has been erected in compliance with the approved structural drawings and relevant Australian Standards and is structurally adequate.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

13. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia 1996. Compliance with the performance requirements can only be achieved by:

a. complying with the deemed-to-satisfy provisions; or

b. formulating an alternative solution which:

   i. complies with the performance requirements; or
   ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or

c. a combination of (a) and (b).

14. Compliance with approved Waste Management Plan

The Waste Management Plan submitted to and approved by Council must be adhered to throughout all stages of the demolition and/or construction process. Source separation of materials and maximum reuse and recycling of materials are requirements of Fairfield City Council's Waste Not DCP. The applicant is required to keep supporting documentation (receipts/dockets), of reuse/recycling/disposal methods carried out, which are to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

In addition, the applicant is to supply Council with the name and address of the waste disposal facility where the fill materials will be disposed. The applicant must keep supporting documentation (dockets/receipts), which is to be produced upon request by Council.

Note: Any non-compliance with this requirement will result in penalties being issued.

15. Administration fee for the lodgement of certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

16**. During Construction**

During the construction period the applicant must ensure that:

a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction;

b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and

c. Any building work is carried out between 7.00am and 6.00pm Monday to Friday and 8.00am to 1.00pm Saturday. No work shall be undertaken on Sunday or a public holiday.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement.

17**. No Enclosure of Structure**

The awning shall not be enclosed beyond the extent shown on the approved plans.

18**. Method of Stormwater Drainage**

The stormwater drainage generated from the development shall be directed to:

a. The existing stormwater drainage system.

Note: Drainage lines across the footpath shall be of galvanised R.H.S or P.V.C. (sewer grade) laid at a fall not exceeding 1:40 for 100mm pipes.

Note: If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the converter to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

19. **Inspections**

Where Fairfield City Council is nominated as the Principal Certifying Authority, it will be necessary to telephone Council on **9725 0222** to request an inspection of the development for each of the following stages during the construction process:

a. The building or structure when completed and before occupation or use is commenced.

It is the responsibility of the builder/applicant to organise the required inspections prior to the commencement of that work. **Inspections must be arranged prior to 3.30pm the day prior to the requested inspection date.**

Where a stage of work requires re-inspection because work was defective or not ready at the time of inspection (including no access to works to be inspected), an additional fee of $86.60 for each re-inspection will be charged.

The applicant is to pay any outstanding inspection fees prior to final approval and occupation/use of the building.

Note: A **$600** on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

20. **Storm water pits**

Any existing open storm water pits within the undercover areas shall be sealed.

21. **Maximum Level of Timber Processing on Site**

The timber to be used for recycling of timber and timber by- products on site shall not exceed 30,000m^3 per year. The operation and use of the premises for the purpose of the recycling of timber shall be in accordance with the details outlined in the Statement of Environmental Effects prepared by KMH Environmental dated 6 November 2003 submitted in support of the application.

22. **Storage area**

The storage area shall be constructed to provide a graded drained and dust free surface. The storm water system shall incorporate appropriate silt and trash arrestors to capture any waterborne material.

23. **Sediment Fences**

All sediment fences shall be cleaned and maintained regularly.

24. **Use of Premises**

Storage and recycling of timber within the premises shall operate in accordance with the approved use on site for the purpose of a non-putrescible waste transfer station stipulated in Development Consent No. 483A/89 dated 22 November 1989. The timber and by-products shall only be stored in the location indicated on the approved plan and shall not exceed a height of three (3) metres at any time.

25. **Stockpiled timber**

Stock piled timber is to be regularly removed and replenished and should only contain non-contaminated timber by- products at all times.

26**. Carparking - General**

The provision and maintenance of the following number of car parking spaces in accordance with Council's Development Control Plan No. 19/96:

a. Nineteen (19) off-street car parking spaces for staff/visitors including one (1) disabled car parking space.

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

27**. Hours of Operation**

The approved hours of operation shall be 24 hours a day 7 days a week. These hours of operation shall be subject to review by Council in the event of any objections regarding noise nuisance etc being received.

28**. Unreasonable Noise and Vibration**

The industry, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

29. **Burning of Waste**

The burning of waste of any kind is prohibited under the Protection of the Environment Operations Act 1997. All waste materials shall be stored in suitable containers that shall be located in a suitably constructed screened area/room. All waste material arising on the premises shall be removed regularly or as directed by the Principal Certifying Authority or Fairfield City Council.

30. **Compliance with Development Consent No. 483A/89**

The premises shall comply and operate in accordance with all conditions set out in Development Consent No. 483A/89 dated 22 November 1989 for erection of a non-putrescible waste transfer station, at all times.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. **A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.**

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

- **Carparking**

Any further development of the site and/or proposed additional uses will require additional car parking to be provided on site, in accordance with the requirements of Council's Development Control Plan (DCP) No. 19/96 – Car parking.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within two (2) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

GEORGE VLAMIS
MANAGER, DEVELOPMENT PLANNING

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

ENQUIRIES: Ms Nadia Elbotaty on 9725-0858

28 October 2005

Sita Environmental Solutions
20 Davis Road
WETHERILL PARK NSW 2164

Dear Sir/Madam,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 816/2005

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Lot 402, DP 603454, No. 20 Davis Road, Wetherill Park.
Description of Development:	Extension of existing awning for the purposes of recycling cardboard and paper products as part of the operation of the non-putrescible waste transfer station.
Date of Determination:	28 October 2005
Date of Operation of Consent:	31 October 2005
Date Consent Will Lapse:	31 October 2007

APPROVED PLANS

1. **Compliance with Plans**

The development shall take place in accordance with the approved development plans as prepared by Peter Ellsmore and Associates, Drawing No. 0339-03 Revision B dated December 2003 and plans prepared by Sita Environmental Solutions titled "Proposed Additional Car Spaces for Development Application 816/2005 dated 22 September 2005" and plans prepared by Greg Dallas Drawing No. 05-008.02 and 05-008.01 dated 5 May 2005, except as modified in red by Council and/or any conditions of this consent.

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PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a construction certificate by a Principal Certifying Authority. A Principal Certifying Authority can be either Fairfield City Council or an accredited certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a construction certificate.

2. **Outstanding fees and Charges**

Prior to the issue of a construction certificate, a receipt for the payment to Fairfield City Council of the following fees shall be submitted to the Principal Certifying Authority:

a. Kerb and Gutter Inspection Fee **$77.**
b. Kerb and Gutter Bond **$500.**

3. **Outstanding Long Service Levy Fee**

Prior to the issue of a Construction Certificate a receipt for payment of Long Service Levy fee of **$400** shall be submitted to the Principal Certifying Authority. The above payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

4. **Stormwater Drainage Certificate**

Prior to the issue of a construction certificate, a certificate shall be submitted to the Principal Certifying Authority certifying that:

a. Satisfactory arrangements have been made for the disposal of stormwater;

b. The piped drainage system has been designed to an Average Recurrence Interval of not less than 5 years.

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PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

5. **Construction Certificate Required**

Prior to the commencement of any works, a construction certificate is required to be issued by a Principal Certifying Authority.

Enquiries regarding the issue of a construction certificate can be made to Council's Customer Service Centre on 9725 0222.

6. **Appointment of a Principal Certifying Authority**

Prior to the commencement of any works, the applicant must:

a. appoint a Principal Certifying Authority; and
b. notify Council of the appointment.

7. **Notify Council of Intention to Commence Works**

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any works on site.

8. **Sydney Water Consent**

Prior to the commencement of any works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Principal Certifying Authority prior to the commencement of any works on site.

For Quick Check agent details please refer to the website www.sydneywater.com.au, see Building Developing and Plumbing then Quick Check or telephone: 13 20 92.

9. **Kerb and Gutter Status Form**

Prior to the commencement of any works on site, the applicant shall return the attached footpath/kerb and gutter form to Council detailing the existence of, and the condition of, any foot paving, and/or kerb and gutter provided adjoining the site for checking against Council's records. Damage to footpaths, kerbs, stormwater systems and general streetscape will require restoration at the developer's expense.

10. **Erosion and Sedimentation Control**

Prior to the commencement of any works on site, controls in accordance with Council's Erosion and Sedimentation Control Policy shall be implemented prior to clearing of any site vegetation, to ensure the maintenance of the environment and to contain soil erosion and sediment on the property. Erosion and sediment controls shall be maintained until all construction works are completed and all disturbed areas are restored by turfing, paving and revegetation.

The documented erosion and sediment control plan shall be available on-site for inspection by Council Officers and all contractors undertaking works on the site.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement without any further notification or warning.

11. **Toilet Facility**

Prior to the commencement of any works on site, a flushing toilet facility is to be provided on site. The toilet must be connected to either a public sewer, or an accredited sewage management facility, or to an alternative sewage management facility (chemical closet) approved by Fairfield City Council.

12. **Sign During Construction**

Prior to the commencement of works, a sign must be erected in a prominent position on site during construction:

a. Stating that unauthorised entry to the work site is prohibited,

b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and

c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A **$600** on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority for the subject development.

The Principal Certifying Authority is the certifying authority that issued the Construction Certificate or the Complying Development Certificate. If Council is not the Principal Certifying Authority, the Interim Occupation Certificate must be submitted to Council within (7) seven days from the date of determination by the nominated Principal Certifying Authority. Included with this submission must be all relevant documents used in the determination of the Interim Occupation Certificate.

13. **Interim / Final Occupation Certificate Required**

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

14. **Structural Certification**

Prior to the issue of an occupation certificate (Interim or Final), a certificate from a practising Structural Engineer shall be submitted to the Principal Certifying Authority certifying that the building has been erected in compliance with the approved structural drawings and relevant Australian Standards and is structurally adequate.

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GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

15. Compliance with the Building Code of Australia

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

a. complying with the deemed-to-satisfy provisions; or

b. formulating an alternative solution which:

   i. complies with the performance requirements; or
   ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or

c. a combination of (a) and (b).

16. Administration fee for the lodgement of certificates

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

17. During Construction

During the construction period the applicant must ensure that:

a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction;

b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and

c. Any building work is to be carried out within the following hours.

   1. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 1:00pm in all zones. No work may be carried out on Sundays or public holidays.

Except that,

Building work in a 4(a) zone may be carried out within the following hours:

2. Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 5:00pm. No work may be carried out on Sundays or public holidays.

Note: These extended hours only apply to the 4(a) industrial zone for a period of twelve (12) months from 1 July 2005 until 30 June 2006. Council may enforce the provisions of the Protection of the Environment Operations Act 1997 should a noise nuisance occur.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement.

18. **No Enclosure of Structure**

The awning shall not be enclosed beyond the extent shown on the approved plans.

19. **Method of Stormwater Drainage**

The stormwater drainage generated from the development shall be directed to Council's street kerb and gutter.

Note: Drainage lines across the footpath shall be of 75mm x 200mm galvanised R.H.S laid at a fall not exceeding 1:40 (A 100mm sewer grade pipe is an acceptable alternative for single lot residential applications).

Note: If a street outlet is required it shall be constructed using a 100mm x 50mm galvanised rectangular connector laid into the kerb with the invert of the converter to be 10mm above the invert of the gutter.

The complete roof guttering system must be operational as soon as the roof is clad. Surface stormwater shall not be directed or cause nuisance to adjoining properties.

20. **Critical Stage Inspections**

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

Note: A **$600** on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

21. **Drainage Pits**

All existing drainage pits within the undercover areas shall be sealed.

22. **Line Marking**

Clear line marking shall be provided which provides clear direction of traffic flow throughout the site for all vehicles traversing through the site as indicated on the approved development plan.

23. **Carparking - General**

The provision and maintenance of the following number of car parking spaces in accordance with Council's Development Control Plan No. 19/96:

a. Twenty-four (24) off-street car parking spaces for staff and visitors; including

b. One (1) off-street car parking spaces for disabled persons (minimum width 3.8m).

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

24. **Compliance with AS 2890**

Off-street parking associated with the proposed development (including driveways, aisle lengths, aisle widths, parking bay dimensions, sight distances and loading bays) shall be designed in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002.

25. **Car Spaces to be Line Marked**

All car spaces shall be permanently line marked and maintained free from obstruction at all times, as indicated on the approved plans.

26. **Compliance with the Statement of Environmental Effects**

The construction of the awning and the operation of the associated machinery shall operate and comply with the provisions outlined in the Statement of Environmental Effects Prepared by Sita Environmental Solutions dated 10 June 2005, and additional information prepared by Andrew Wild of KMH Environmental dated 27 July 2005, at all times.

27. **Maximum Level of Paper Recycling On Site**

The storage and recycling of cardboard and paper products, that is currently received on site for handling shall not exceed 1500 tonnes per month.

The operation and use of the premises for the purposes of recycling paper and associated products shall be in accordance with the additional information prepared by Andrew Wild of KMH Environmental submitted to Council on 27 July 2005 and Statement of Environmental Effects prepared by Sita Environmental Solutions dated 10 June 2005. In this regard, this consent does not permit the increase of paper recycling materials and associated products currently received at the site as part of the alterations to the recycling operations, the subject of this approval.

28. **Use of Premises**

Storage and recycling of cardboard and paper products within the premises shall operate in accordance with the approved use on site for the purpose of a non-putrescible waste transfer station stipulated in Development Consent No. 483A/89 dated 22 November 1989.

29. **Hours of Operation**

The approved hours of operation shall be 24 hours a day 7 days a week. These hours of operation shall be subject to review by Council in the event of any objections regarding noise nuisance etc being received.

30. **Trafficable Bund**

A 100mm high trafficable bund shall be provided around the vicinity of the awning so as to prevent the escape of any pollutants into Council's stormwater drainage system.

31. **Unreasonable Noise and Vibration**

The industry, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

32. **Drain Stencilling**

The two (2) stormwater drains located on the western elevation on the site shall be provided and maintained with the message; "This pit drains to the Georges River". Lettering shall be 100mm high block bold yellow painted lettering. Paints used shall be of road line marking standard.

33. **Use of the Premises**

The use of the premises shall comply with the following requirements:

a. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.

34. **Storage of Goods**

All works and storage shall be contained wholly within the building.

35. **Compliance with Development Consent No. 483A/89 and Development Consent No. 2192/2003**

The premises shall comply and operate in accordance with all conditions set out in Development Consent No. 483A/89 dated 22 November 1989 for erection of a non-putrescible waste transfer station and Development Consent No. 2192/2003 dated 24 March 2004 for the establishment of a timber stockpile for recycling of timber and timber by-products and the construction of a partially enclosed awning, at all times.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

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- **Car parking**

  In accordance with Condition No. 2 of Development Consent No. 483A/89, Council reserves the right to require the provision of additional carparking in the event that Council is of the opinion that carparking is inadequate.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within two (2) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

GEORGE VLAMIS
MANAGER, DEVELOPMENT PLANNING

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FairfieldCity
Celebrating diversity

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

Occupation Certificate

Issued under the Environmental Planning and Assessment Act, 1979

SITA Australia Pty Ltd
20 Davis Road
WETHERILL PARK NSW 2164

Land:	Lot 402, DP 603452, No. 20 Davis Road, Wetherill Park
Owner:	SITA Australia Pty Ltd
Development:	Extension of existing awning for the purposes of recycling cardboard and paper products as part of the operation of the non-putrescible waste transfer station
Classification(s) Under B.C.A.:	Class 7b
Development Consent No.:	816/2005
Construction Certificate No.:	758/2005
Whole/Part of Building:	Whole
Date of Issue:	19 January 2007

Fairfield City Council certifies that:-

a) it has been appointed as the principal certifying authority under Section 109E;

b) a Development Consent is in force with respect to the building;

c) a Construction Certificate has been issued with respect to the plans and specifications for the building;

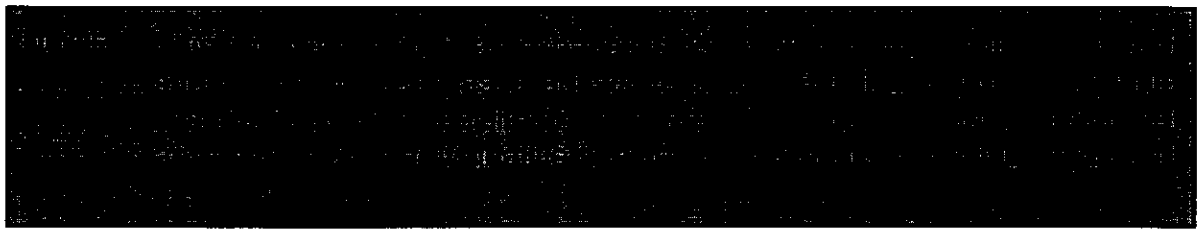
d) the building is suitable for occupation or use in accordance with its classification under the Building Code of Australia;

e) the subject development is considered suitable for occupation.

IAN SMITH
CO-ORDINATOR SPECIAL PROJECTS

BUILDING CODE OF AUSTRALIA CHECKLIST
(Deemed to Satisfy)

The following checklist is provided for your assistance to ensure compliance with the "Deemed to Satisfy" provisions of the Building Code of Australia. Should you seek to provide an alternative "Performance Based" solution to any aspect of the building, you will require Fairfield City Council's prior written approval.



Development Consent No.:	816/2005
Construction Certificate No.:	758/2005
Property Description:	Lot 402, DP 603454, No. 30 Davis Road, Wetherill Park
Description of Development:	Extension of existing awning for the purposes of recycling cardboard and paper products as part of the operation of the non-putrescible waste transfer station
Classification(s) Under B.C.A.:	Class 7b

1. Building Code of Australia Checklist

The following checklist is provided for your assistance to ensure compliance with the 'Deemed to Satisfy' provisions of the Building Code of Australia. Should you seek to provide an alternative 'Performance Based' solution to any aspect of the building, you will require Fairfield City Council's prior written approval.

Note: This checklist is not an exhaustive list of all building requirements and should not be used as a substitute to the Building Code of Australia, relevant Australian Standards or other legislation. You are encouraged to seek professional advice from a suitably qualified person in all aspects of building design and fire safety.

2. Doorways in Fire Walls

a. The aggregate width of openings for doorways in a fire wall, which are not part of a horizontal exit, must not exceed half of the length of the fire wall, and each doorway must be protected by:

i. 2 fire doors or fire shutters, one on each side of the doorway, each of which has an FRL of not less than half that required by Specification C1.1 for the fire wall except that each door or shutter must have an insulation level of at least 30; or

ii. a fire door on one side and a fire shutter on the other side of the doorway, each of which complies with (i); or

iii. a single fire door or fire shutter which has an FRL of not less than that required by Specification C1.1. for the fire wall except that each door or shutter must have an insulation level of at least 30.

b. A fire door or fire shutter required by (a)(i), (a)(ii), or (a)(iii) must be self closing or automatic closing in accordance with (ii) and (iii).

i. The automatic closing operation must be initiated by the activation of a smoke detector, or a heat detector if smoke detectors are unsuitable in the atmosphere installed in accordance with the relevant provisions of AS 1670.1 and located on each side of the fire wall not more than 1.5m horizontal distance from the opening.

ii. Where any other required suitable fire alarm system, including a sprinkler system, is installed in the building, activation of the system in either fire compartment separated by the fire wall must also initiate the automatic closing operation.

BCA Clause C3.5.

3. **Protection of doorways in horizontal exits**

a. A doorway that is part of a horizontal exit must be protected by either –

(i) a single fire door that has an FRL of not less than that required by **Specification C1.1** for the fire wall except that the door must have an insulation level of at least 30; or

(ii) in a Class 7 or 8 building – 2 fire doors, one on each side of the doorway, each with an FRL of not less than 1/2 that required by **Specification C1.1** for the fire wall except that each door must have an insulation level of at least 30.

b. (i) Each door required by **(a)** must be self-closing, or automatic-closing in accordance with **(i)** and **(ii)**.

(ii) The automatic-closing operation must be initiated by the activation of a smoke detector, or a heat detector if smoke detectors are unsuitable in the 1670.1 and located on each side of the fire wall not more than 1.5 m horizontal distance from the opening

BCA Clause C3.7

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All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

10 November 2005

ENQUIRIES: Ian Smith on 9725-0835

SITA Australia Pty Ltd
20 Davis Road
WETHERILL PARK NSW 2164

Dear Sir/Madam,

NOTICE OF DETERMINATION OF CONSTRUCTION CERTIFICATE NO. 758/2005

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject construction certificate has been **APPROVED** pursuant to Section 109C of the Environmental Planning and Assessment Act, 1979.

Property Description:	Lot 402, DP 603454, No. 20 Davis Road, Wetherill Park
Description of Development:	Extension of existing awning for the purposes of recycling cardboard and paper products as part of the operation of the non-putrescible waste transfer station.
Development Consent No:	816/2005 approved on 28 October 2005
Date of Issue of CC:	10 November 2005
Classification(s) under B.C.A.:	Class 7b

Certification

The work referred to in this certificate and completed in accordance with the attached, certified plans and specifications (identified by the above construction certificate number) will comply with the requirements of the regulations referred to in Section 81A(5) of the Act.

Note 1: Prior to commencement of work, the applicant shall notify Council in writing that:

a) a principal certifying authority has been appointed, the name, address and accreditation number of that authority; and

b) the commencement date for the erection of the building, giving at least two (2) days notice.

Both notifications may be given concurrently. If the applicant has nominated Council as the principal certifying authority at the time of lodgement of the construction certificate application, notification under item b) only will be required.

Note 2: This certificate remains valid for the duration of the development consent.

IAN SMITH
COORDINATOR SPECIAL PROJECTS

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Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

27 September 2007

ENQUIRIES: Mark Stephenson on 9725-0208

Sita Environmental Solutions
20 Davis Road
WETHERILL PARK NSW 2164

Dear Sir/Madam,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 1557/06

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Lot 402, DP 603454, No. 20 Davis Road, Wetherill Park.
Description of Development:	Use of existing recycling facility and waste transfer facility for the purpose of acceptance, temporary storage and transfer of secured asbestos material.
Date of Determination:	27 September 2007
Date of Operation of Consent:	28 September 2007
Date Consent Will Lapse:	28 September 2009

APPROVED PLANS

1. **Compliance with Plans**

   The development shall take place in accordance with the approved development plans as prepared by Prepared by Sita Environmental Solutions, dated 27 September 2006, except as modified in red by Council and/or any conditions of this consent.

2. **Compliance with Statement of Environmental Effects**

   The development shall take place in accordance with the Statement of Environmental Effects prepared by Sita Environmental Solutions Pty Ltd, dated December 2006, except as modified in red by Council and/or any conditions of this consent.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

3. **Carparking - General**

The provision and maintenance of the following number of car parking spaces in accordance with Council's City Wide Development Control Plan, 2006 – Carparking Chapter 12:

a. Twenty four (24) off-street car parking spaces for staff and visitors; including

b. One (1) off-street car parking spaces for disabled persons (minimum width 3.8m).

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

4. **Hours of Operation**

The approved hours of operation for the use of the premises are:

- Seven (7) days a week, 24 hours a day.

5. **Use of the Premises**

The use of the premises shall comply with the following requirements:

a. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.

b. No sales of manufactured or stored goods shall be made to the general public from the subject premises.

c. The transfer facility shall accept and handle a maximum of $10m^3$ of asbestos waste per week. In this regard, a permanent record or receipts for the acceptance of asbestos waste shall be kept and maintained up to date at all times. Such records is to be made available to Council Officers, upon request.

d. The premises shall operate in accordance with the requirements of clause 42 of the Protection of Environment Operations Act (Waste) Regulation 2005 and the Environmental Licence conditions imposed by the Appropriate Regulatory Authority.

6. **Unreasonable Noise and Vibration**

The industry, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

7. **Environmental Management Plan**

An Environmental Management Plan for the operation of the site for the purpose of accepting, storing and transferring asbestos waste shall be prepared by a qualified person and submitted to Fairfield City Council.

8. **Compliance with Previous Approvals**

The development shall operate at all times in accordance with all previous development consents issued for the use of the site as a waste transfer station, specifically Development Consent No. 483A/89 issued by Fairfield City Council on 22 November 1989, for the erection of a non-putrescible waste transfer station.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within a two (2) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

for GEORGE VLAMIS
MANAGER, DEVELOPMENT PLANNING

23 December 2009 **ENQUIRIES:** Mark Stephenson on 9725 0208

Wild Environment Pty Ltd
PO Box 66
ANNANDALE NSW 2038

Dear Sir/Madam,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 426.1/2009

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Lot 402, DP 603454, No. 20 Davis Road, Wetherill Park.
Description of Development:	Acceptance of putrescible waste and other wastes at an existing waste recycling and transfer facility.
Date of Determination:	23 December 2009
Date of Operation of Consent:	23 December 2009
Date Consent Will Lapse:	23 December 2011

APPROVED PLANS

1. **Compliance with Plans**

   The development shall take place in accordance with the approved development plans as prepared by Matthew Freeburn Surveyors, Reference No. 31699, Sheet 1 of 1, dated 5 March 2009, except as modified in red by Council and/or any conditions of this consent.

2. **Compliance with Statement of Environmental Effects**

   The development shall take place in accordance with the Statement of Environmental Effects prepared by Wild Environment Pty Ltd, dated May 2009, except as modified in red by Council and/or any conditions of this consent.

3. **Department of Environment and Climate Change Approval**

The Environmental Protection Authority's (EPA) General Terms of Approval shall be carried out and complied with at all times, and forms Attachment A to this development consent.

N.B. The EPA's General Terms of Approval DO NOT constitute a license under the Protection of the Environment Operations (POEO) Act 1997. The applicant is required to obtain a license from the EPA for the approved development pursuant to the POEO Act 1997, prior to the commencement of any construction works, or any works or processes associated with the proposed development.

4. **Maximum Output**

The total amount of putrescible waste processed at the facility shall not exceed 10,000 tonnes per year. In this regard, the use of the premises for the acceptance of putrescible waste and other wastes at the existing waste recycling and transfer facility shall be in accordance with the Statement of Environmental Effects prepared by Wild Environment Pty Ltd, dated May 2009.

If in the future, output is proposed to exceed this amount, development consent is required to be obtained from Council. A separate development application is required to be lodged with Council for approval, which may also require a license variation from the Department of Environment and Climate Change.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

5. **Environmental Reports Certification**

Prior to the issue of an occupation certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and Fairfield City Council, stating that all works/methods/procedures/ control measures/recommendations approved by Council in the following reports have been completed:

- Statement of Environmental Effects prepared by Wild Environment Pty Ltd, dated May 2009.
- Air Quality Assessment prepared by PAEHolmes, Job No. 3138, Version Final, dated 14 April 2009.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

6. Carparking - General

The provision and maintenance of the following number of car parking spaces in accordance with Chapter 12 of the Fairfield City-Wide Development Control Plan 2006 – Car Parking, Vehicle and Access Management:

a. Twenty-four (24) off-street car parking spaces for staff and visitors; including

b. One (1) off-street car parking spaces for disabled persons (minimum width 3.8m).

Each space shall be permanently line marked and maintained free from obstruction at all times. Staff, company and visitors vehicles shall be parked in the spaces provided on the subject premises and not on adjacent footway or landscaping areas.

7. Hours of Operation

The approved hours of operation for the waste transfer facility are as follows:

- Seven (7) days a week, 24 hours a day.

8. Use of the Premises

The use of the premises shall comply with the following requirements:

a. The portion of the site not the subject of this approval shall be maintained in a clean and tidy state at all times.

b. No sales of manufactured or stored goods shall be made to the general public from the subject premises.

c. The use of the premises shall not give rise to "offensive noise" as defined under the Protection of the Environment Operations Act, 1997.

d. Emission of sound from the premises shall be controlled at all times so as not to unreasonably impact upon nearby owners/occupants.

e. The facility shall accept and handle a maximum of 10,000 tonnes of putrescible waste per year. In this regard, a permanent record or receipts for the acceptance of all putrescible waste shall be kept and maintained up to date at all times. Such records are to be made available to Council Officers, upon request.

f. The premises shall operate in accordance with the requirements of clause 42 of the Protection of Environment Operations Act (Waste) Regulation 2005 and the Environmental Licence conditions imposed by the Appropriate Regulatory Authority.

9. Offensive odour

The facility shall be conducted so as to avoid any offensive odour or odours that cause interference to adjoining or nearby occupations. Special precautions must be taken to avoid an offensive odour being emitted from the premises. In the event of an offensive odour being emitted, the person in charge of the premises shall, when instructed by Council, undertake an Air Quality Assessment, including but not limited to the emission of odour, prepared by an appropriate consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

10. Unreasonable Noise and Vibration

The waste transfer facility, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighbouring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

11. Lighting

Illumination of the site is to be arranged in accordance with the requirements of Australian Standard 4282 1997 so as not to impact upon the amenity of the occupants of adjoining and nearby residential premises.

12. Public Address System

No public address system or sound amplifying equipment shall be installed so as to permit the emission of offensive noise, as defined by the Protection of the Environment Operations Act 1997, onto any public place.

13. **Environmental Management Plan**

An Environmental Management Plan (EMP) shall be prepared for the approved facility. The EMP shall be carried out by a suitably qualified environment consultant and shall address means by which the commitments identified within the Statement of Environmental Effects prepared by Wild Environment Pty Ltd, dated May 2009, subsequent assessment reports, approval or licence conditions will be fully implemented. The EMP shall also provide a framework for managing and mitigating environmental impacts for the life of the proposal and make provisions for auditing the effectiveness of the proposed environmental protection measures and procedures.

14. **Storage of Flammable and Combustible Liquids**

Flammable and combustible liquids shall be stored in accordance with AS 1940-2004 – The Storage and Handling of Flammable and Combustible Liquids.

15. **Compliance with Previous Approvals**

The development shall operate at all times in accordance with all previous development consents issued for the use of the site as a waste transfer station, specifically Development Consent No. 483A/89 issued by Fairfield City Council on 22 November 1989, for the erection of a non-putrescible waste transfer station.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within a two (2) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

GEORGE VLAMIS
MANAGER DEVELOPMENT PLANNING

FairfieldCity
Celebrating diversity

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

2 December 2010

ENQUIRIES: Mr K Berzins on 9725 0858

Wild Environment Pty Ltd
PO Box 66
ANNANDALE NSW 2038

Dear Sir/Madam,

NOTICE OF DETERMINATION OF DEVELOPMENT APPLICATION NO. 1028.1/2010

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

You are advised that the subject application has been **APPROVED** pursuant to Section 80 of the Environmental Planning and Assessment Act, 1979 and is subject to the following conditions.

Property Description:	Lot 402, DP 603454, No. 20 Davis Road, Wetherill Park.
Description of Development:	Retailing of Compost Material
Date of Determination:	2 December 2010
Date of Operation of Consent:	2 December 2010
Date Consent Will Lapse:	2 December 2015

APPROVED PLANS

1. **Compliance with Plans**

   The development shall take place in accordance with the Statement of Environmental Effects for the proposed retailing of compost material, dated September 2010, and prepared by Wild Environment Pty Ltd, except as modified in red by Council and/or any conditions of this consent.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

The following conditions of consent must be complied with prior to the issue of a Construction Certificate by a Certifying Authority. The Certifying Authority can be either Fairfield City Council or an Accredited Certifier. All necessary information to comply with the following conditions of consent must be submitted with the application for a Construction Certificate.

2. **Outstanding Long Service Levy Fee**

   Prior to the issue of a Construction Certificate, a receipt for payment of the Long Service Levy (in accordance with the Building and Construction Industry Long Service Levy Payments Act 1986) shall be submitted to the Certifying Authority.

The Long Service Levy is calculated at 0.35% of the value of building works, as is in force at the date of this consent. The rate of calculation is subject to change and should be verified (and adjusted) at the date of payment.

Payment can be made to Fairfield City Council or direct to the Long Service Levy Corporation.

PRIOR TO THE COMMENCEMENT OF ANY WORKS

The following conditions of consent have been imposed to ensure that the administration and amenities relating to the proposed development comply with all relevant requirements. A Certifying Authority can either be Fairfield City Council or an accredited certifier. All of these conditions are to be complied with prior to the commencement of any works on site.

3. Construction Certificate Required

Prior to the commencement of any building and construction works, a Construction Certificate is required to be issued by a Certifying Authority.

Enquiries regarding the issue of a construction Certificate can be made to Council's Customer Service Centre on 9725 0222.

4. Appointment of a Principal Certifying Authority

Prior to the commencement of any construction works, the person having benefit of a Development Consent, or Complying Development Certificate must:

a. appoint a Principal Certifying Authority; and
b. notify Council of the appointment.

5. Notify Council of Intention to Commence Works

The applicant must notify Council, **in writing** of the intention to commence works at least two (2) days prior to the commencement of any construction works on site.

6. Sydney Water Consent

Prior to the commencement of any construction works on site, the approved plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met.

If the development complies with Sydney Water's requirements, the approved plans will be appropriately stamped and shall be submitted to the Certifying Authority prior to the commencement of any works on site.

For Quick Check agent details please refer to the website www.sydneywater.com.au, see Building Developing and Plumbing then Quick Check or telephone: 13 20 92.

7. **Sign During Construction**

Prior to the commencement of construction works, a sign must be erected in a prominent position on site during construction:

a. Stating that unauthorised entry to the work site is prohibited,

b. Showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours, and

c. Showing the name, address and a telephone number of the Principal Certifying Authority for the development.

Note: A $600 on the spot fine may be issued for non-compliance with this condition.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

The following conditions of consent must be complied with prior to the issue of an Interim Occupation Certificate or Final Occupation Certificate by the Principal Certifying Authority.

8. **Interim / Final Occupation Certificate Required**

Prior to the commencement of any use and/or occupation of the subject development (whole or part), either an Interim Occupation Certificate or Final Occupation Certificate must be issued.

Prior to the issue of any Occupation Certificate, the Principal Certifying Authority must be satisfied that the development (part or whole) is in accordance with the respective Development Consent, Construction Certificate or Complying Development Certificate.

9. **Sydney Water Approval**

Prior to the use commencing written certification shall be provided to Fairfield City Council, acknowledging Sydney Water's acceptance of waste liquids being discharged to their sewer system in accordance with a current Trade Waste Agreement.

10. **Compliance with Trans Grid Requirements**

The proponent shall comply at all times with the following Trans Grid requirements:

a. The transmission line structure (Tower) is to be protected from damage due to the activity associated with the construction and use of the slab and placement of the Jersey barriers.

b. All business operations within the easement area shall be carried out without causing damage to the transmission assets.

c. All activities carried out within the easement area are to comply with Work Cover Code of Practise 2006 "Working Near Overhead Power Lines".

d. It should be noted any approval to locate structures or objects within the easement area is on the clear understanding that should Trans Grid find it necessary at some time to alter or reconstruct the transmission line and require the removal of the structure or object, all costs associated with such removal would be met by SITE Australia Pty Ltd.

e. Unrestricted vehicular access for Trans Grid staff is required at all times. At all times a minimum of 3 metres must be kept clear between the slab and tower.

GENERAL CONDITIONS

The following conditions have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the planning instrument affecting the land. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

11. **Compliance with Construction Certificate**

All building works approved in this development consent must comply with the terms of the consent the plans, specifications and any other approved documents relevant to the approved Construction Certificate.

12. **Compliance with the Building Code of Australia**

All building work must be carried out in accordance with the provisions of the Building Code of Australia. Compliance with the performance requirements can only be achieved by:

a. complying with the deemed-to-satisfy provisions; or
b. formulating an alternative solution which:
   i. complies with the performance requirements; or
   ii. is shown to be at least equivalent to the deemed-to-satisfy provisions; or
c. a combination of (a) and (b).

13. **Administration Fee for the Lodgement of Certificates**

Where a Principal Certifying Authority has been appointed other than Council, an administration fee is charged by Council for the lodgement of Construction Certificates, Interim Occupation Certificates, Occupation Certificates and Complying Development Certificates.

14. **During Construction or Demolition**

During the construction or demolition period, the applicant must ensure that:

a. There is provision of a trade waste service to ensure that all debris and waste material is removed from the site for the period of construction or demolition;

b. All plant equipment, fencing or materials of any kind is not placed or stored upon any public footpath or roadway; and

c. Any building work is to be carried out within the following hours.

Monday – Friday between the hours of 7:00am to 6:00pm and Saturday between 8:00am and 5:00pm. No work may be carried out on Sundays or public holidays.

Note: On the spot penalties up to $1,500 will be issued for any non-compliance with this requirement.

15. **Critical Stage Inspections**

In accordance with Section 109E of the Environmental Planning and Assessment Act 1979 the Principal Certifying Authority for this development is to inform the applicant of the Critical Stage Inspections prescribed for the purposes of Section 109E (3) (d) Environmental Planning and Assessment Regulation 2000.

Note: A **$600** on the spot fine will be issued for failing to request the Principal Certifying Authority to undertake the above inspections.

16. **Deliveries**

Vehicles servicing the site shall comply with the following requirements:

a. All vehicular entries and exits shall be made in a forward direction.

b. All vehicles awaiting loading, unloading or servicing shall be parked on site and not on adjacent or nearby public roads.

17. **Bund Wall**

A bund wall shall be constructed around the storage of compost materials to prevent any spillage entering into the stormwater system.

18. **Burning of Waste**

The burning of waste of any kind is prohibited under the Protection of the Environment Operations Act 1997. All waste materials shall be stored in suitable containers that shall be located in a suitably constructed screened area/room. All waste material arising on the premises shall be removed regularly or as directed by the Principal Certifying Authority or Fairfield City Council.

19. **Odour Impact Assessment**

The storage of compost material shall not emit any odour as defined by the dictionary of the Protection of the Environment Operations Act 1997. In the event of air or odour emissions arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an odour impact assessment and submit results to Council. If required by Council the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.

20. **Covering of Stockpile**

The stockpile of compost material contained within the bunded area shall be covered at all times when not in direct use.

21. **Volume of Compost**

No more than 40m^3 of compost shall be stored on the site at any one time.

ADVISORY NOTES

The following information is provided for your assistance to ensure compliance with other relevant Council policy(s) and any other relevant requirements. A Principal Certifying Authority can either be Fairfield City Council or an accredited certifier.

- **Covenants which may Affect this Proposal**

The land upon which the subject building is to be constructed may be affected by restrictive covenants. Council issues this approval without enquiry as to whether any restrictive covenant affecting the land would be breached by the construction of the building, the subject of this permit. Persons to whom this permit is issued must rely on their own enquiries as to whether or not the building breaches any such covenant.

HOW LONG DOES THIS APPROVAL LAST?

Pursuant to Section 95 of the Environmental Planning and Assessment Act, 1979 physical commencement of construction works/use of the land, building or work is required within a five (5) year period from the issue of the date of consent after which time the approval will lapse.

WHAT RIGHTS OF REVIEW EXIST?

Pursuant to Section 82A of the Environmental Planning and Assessment Act, 1979 an applicant who is dissatisfied with the determination with respect to the matters relating to the EP & A Act, may within a twelve (12) month period from the date of determination, request Council, in writing, to review the determination.

WHAT APPEAL RIGHTS EXIST?

Pursuant to Section 97 of the Environmental Planning and Assessment Act, 1979 an applicant may seek a Right of Appeal to the Land and Environment Court within twelve (12) months from the date of consent if they are dissatisfied with the determination by the consent authority.

for GEORGE VLAMIS
MANAGER DEVELOPMENT PLANNING

APPENDIX D

Trade Waste Agreement

Consent to Discharge Industrial Trade Wastewater

SYDNEY WATER CORPORATION

and

SITA AUSTRALIA PTY LTD
A.C.N. 002 902 650
Trading as

SITA ENVIRONMENTAL SOLUTIONS

A.B.N. 70 002 902 650

ACTIVITY: WASTE TRANSFER STATION (GE08)

RISK INDEX: 06

CONSENT NO: 7976

CONNECTION NO: 1

PROPERTY NUMBER: 4477822

This **CONSENT** is made on day: 4 month: 6 year: 2013

Executed for and on behalf of
Sydney Water Corporation

By

.....
(Signature)

Philip HALLIGAN

Manager Business Customer Delivery

In the presence of:

Witness

.....
(Signature)

J.K. HARTIKAINEN
(Print name of witness)

Executed for and on behalf of
the Customer:

By

.....
(Signature)

Ian Baker
(Print name and position of person signing)
who warrants s/he has sufficient authority to execute this consent.

In the presence of:

Witness

.....
(Signature)

Jacquie Simmons
(Print name of witness)

This consent must be executed by the Customer prior to execution by Sydney Water and submitted by the Customer to Sydney Water for its consideration. Submission of a consent executed by the Customer under no circumstances obliges Sydney Water to enter into or complete the consent. Submission of an executed consent by the Customer constitutes an application for a consent which Sydney Water may in its reasonable discretion reject, or with the consent of the Customer modify any of the proposed terms thereto.

SCHEDULE 1

(SUBJECT TO PUBLIC DISCLOSURE)

TRADE WASTEWATER WHICH MAY BE DISCHARGED

1. Trade wastewater substances

(a) The Customer may discharge trade wastewater into the Sewer in a manner whereby the substance characteristics of the trade wastewater are of a type and discharged at a rate, level or concentration equal to or less than that described in this schedule.

(b) The Customer must not discharge trade wastewater into the Sewer in a manner whereby the trade wastewater discharged;

(i) contains, possesses or produces a substance characteristic not provided in, or which may be determined as being contrary to that described in this schedule.

(ii) is at or of a rate, level, or concentration not provided in, or which may be determined as being contrary to, that described in this schedule.

SUBSTANCE	LTADM (kg/day)	MDM (kg/day)	Standard (mg/L)
AMMONIA (AS N)	0.01088	0.06000	100.000
BIOCHEMICAL OXYGEN DEMAND	0.90000	1.56000	600.000
SUSPENDED SOLIDS	0.40000	1.00000	600.000
IRON	0.01528	0.07500	50.000
ZINC	0.00125	0.00300	5.000

RECONCILIATION PROCEDURES:

LONG TERM AVERAGE DAILY MASS:

The Long Term Average Daily Mass is a twelve month arithmetic average of ALL daily mass discharges as calculated for each composite sample. The Daily Mass discharged is to be calculated for each of the above substances, and checked against the above Long Term Average Daily Mass (kg/day) on the basis of average concentrations of substances discharged (mg/L) over any 24 hour period as determined from composite samples, obtained by either the Customer (in accordance with Schedule 2) or Sydney Water, or a combination of sample results by both.

This average concentration (mg/L) is to be multiplied by the total discharge (kL) as recorded by the Customer's discharge flow meter over the 24 hour period in order to calculate the Daily Mass of substances discharged (kg). Exceeding the Long Term Average Daily Mass does not constitute a Breach.

ACCEPTANCE STANDARD:

The Composite Sample Concentration is to be determined for each of the above substances, and checked against the above Acceptance Standard (mg/L) for each sample obtained. Exceeding the Acceptance Standard constitutes a Breach and will also incur an increased Quality Charge as detailed in Schedule 3.

The Discrete Sample Concentration is to be determined for each of the substances identified at Schedule 2, 2 (b) and checked against the above Acceptance Standard (mg/L) for each sample obtained. Exceeding the Acceptance Standard constitutes a Breach.

MAXIMUM DAILY MASS:

The Daily Mass discharged is to be calculated for each of the above substances, and checked against the above Maximum Daily Mass (kg/day) on the basis of average concentrations of substances discharged (mg/L) over any 24 hour period as determined from composite samples, obtained by either the Customer (in accordance with Schedule 2) or Sydney Water, or a combination of sample results by both.

This average concentration (mg/L) is to be multiplied by the total discharge (kL) as recorded by the Customer's discharge flow meter over the 24hour period in order to calculate the Daily Mass of substances discharged (kg). Exceeding the Maximum Daily Mass constitutes a Breach.

2. The trade wastewater discharged must at all times have the following properties:

Temperature	-	Not to exceed 30 degrees Celsius.
Colour	-	Determined on a system specific basis
pH	-	Within the range 7.0 to 10.0. and be stable for period of 12 hours.
Fibrous material	-	None which could cause an obstruction to Sydney Water's sewerage system.
Gross solids (other than faecal)	-	A maximum linear dimension of less than 20 mm, a maximum cross section dimension of 6 mm, and a quiescent settling velocity of less than 3 m/h.
Flammability	-	Where flammable and/or explosive substances may be present, the Customer must demonstrate to the satisfaction of Sydney Water that there is no possibility of explosions or fires occurring in the sewerage system. The flammability of the discharge must never exceed 5% of the Lower Explosive Limit (LEL) at 25° Celsius.

3. Rate of discharge of waste to sewer:

(a) Instantaneous maximum rate of pumped discharge 1.50 litres per second

(b) Maximum daily discharge 2.0 kilolitres

(c) Average daily discharge 1.0 kilolitres

RECONCILIATION PROCEDURE:

The data obtained from applying these procedures is to be checked by the interface of a chart recorder to the Customer's flow metering equipment, or by the installation of flow metering equipment by Sydney Water, for a minimum of 7 days.

SCHEDULE 2

(SUBJECT TO PUBLIC DISCLOSURE)

SAMPLING, ANALYSIS, FLOW RATES AND VOLUME DETERMINATION

1. The Customer must provide and make available for the purpose of sampling and analysis;
   (a) Sampling point located at pretreatment discharge excluding domestic sewage prior to the point of connection to the Sewer.
   (b) Equipment necessary to allow collection of composite automatic samples on either a flow proportional or a time basis.
2. The Customer is to undertake collection and analysis of samples in accordance with the schedule detailed below:
   (a) Composite samples are to be obtained:
      (i) over one full production day by combining equal volumes taken at 100 litre intervals. The volumes are to be such that at least 5,000 millilitres are obtained over the full day. The reading of the Flowmeter meter is to be obtained at the commencement and conclusion of the sampling day.
      (ii) on 8 July 2013 and every 60 days thereafter. If trade wastewater is not discharged on this day, then the sample is to be taken on the next day that trade wastewater is discharged. Trade wastewater includes all non-domestic wastewater discharged to sewer from the premises, including cleaning waste.
   (b) Discrete samples are to be obtained as detailed below, and analysed according to the procedures and methods specified in Sydney Water's published analytical methods, to determine the concentrations or levels of the following substance characteristics:

pH	at the start and finish of each sample day

   (c) Composite samples are to be analysed according to the procedures and methods specified in Sydney Water's published analytical methods, or methods otherwise agreed to and detailed hereunder, to determine the concentrations or levels of the following substance characteristics

      AMMONIA (AS N)
      BIOCHEMICAL OXYGEN DEMAND
      SUSPENDED SOLIDS
      IRON
      ZINC

   (d) The Customer, or the laboratory contracted by the customer, is to submit results of analyses to Sydney Water within 21 days from the date the sample was taken. All analysis results are to be submitted on the sample analysis report provided as appendices 1 and 2 to this Consent OR in such format as may be specified from time to time by Sydney Water.
   (e) All data requested on the sample analysis report must be provided.
   (f) Sydney Water must be notified in writing within 7 days of;
      (i) any failure to obtain samples in accordance with the provisions of Schedule 2; or
      (ii) any loss of any analytical data.

      Where data is unavailable, lost or not provided, the Quality Charge, as detailed in Schedule 3, will be assessed on the basis of the highest Composite Sample concentration recorded in the 12 months prior to the date of the missing sample data.

3. The volume of wastewater discharged must be obtained from the reading of the total flow on the Customer's flowmetering system.

   The rate of waste discharged is to be obtained by the reading of the instantaneous flow rate indicator on the Customer's flowmetering system, or from any chart recorder interfaced to the Customer's flowmetering system.

The flowmetering system is to be calibrated at least annually at the Customer's expense, by a person or company approved by Sydney Water and a copy of the calibration certificate supplied to Sydney Water within one month of such certificate being received by the Customer.

If the Customer's flowmetering system fails to record data for any period, Sydney Water is to be advised in writing by the Customer within 7 days of any such failure becoming known by the Customer. An estimate of any data not recorded is to be made as follows:

Average of the waste discharged, registered for the four weeks before and/or after the failure to record.

SCHEDULE 3

(SUBJECT TO PUBLIC DISCLOSURE)

PAYMENTS

The charges are effective from 1 July 2013 and will continue until otherwise advised by Sydney Water.

All trade waste fees and charges are subject to CPI adjustments from 1 July each year in accordance with Determination No 1, 2012 made by the Independent Pricing and Regulatory Tribunal (IPART).

1. CHARGES FOR TRADE WASTEWATER DISCHARGE

Sydney Water will conduct a reading of the Customer's discharge meter at approximately 90 day intervals. The volume of trade wastewater discharged for the period since the previous reading will be calculated.

Charges are based on the Daily Mass calculated from composite samples and corresponding meter readings for each sampling day in the billing period, and calculated in accord with (c), (d), (e), and (f) below. The charge for each sampling day is then multiplied by a flow weighting factor to give a flow weighted charge. The total charge for each substance for the billing period is equal to the sum of the flow weighted charges for the billing period.

Total Charge = the sum of the flow weighted charges for the billing period

Flow Weighted Charge = (charge for all sample days) x (flow weighting factor) and:

$$\text{Flow Weighting Factor} = \frac{\text{(total volume discharged during billing period)}}{\text{(sum of volumes discharged during all sample days during billing period)}}$$

In this formula volume discharged refers to the volume of trade wastewater discharged.

(a) Mass Discharged:

For each substance, the Mass Discharged is calculated by multiplying the Composite Sample concentration by the Trade Wastewater discharge for that sample day.

(b) Chargeable Tradewaste Mass:

(i) For the following substances, the Chargeable Tradewaste Mass is equal to the Mass Discharged:

SUBSTANCE
IRON
ZINC

(ii) For the following substances, the Chargeable Tradewaste Mass is calculated by subtracting the Equivalent Domestic Mass from the Mass Discharged. The Equivalent Domestic Mass is defined as the Domestic Concentration multiplied by the Trade Wastewater discharge.

SUBSTANCE	DOMESTIC CONCENTRATION mg/L
AMMONIA (AS N)	35.000
BIOCHEMICAL OXYGEN DEMAND	230.000
SUSPENDED SOLIDS	200.000

If the resulting Chargeable Tradewaste Mass is zero or negative, then no Quality charges will apply for that substance for that sample day.

(c) Quality Charge:

(i) For the following substances, the Quality Charge is determined by multiplying the Chargeable Tradewaste Mass by the Rate for that substance:

SUBSTANCE	STANDARD MASS CHARGING RATE $ per kg
AMMONIA (AS N)	0.0000
SUSPENDED SOLIDS	0.4620
IRON	0.0000
ZINC	0.0000

(ii) For the following substances, the Quality Charge is determined by multiplying the Chargeable Tradewaste Mass by the Rate, where the Rate is a function of the composite sample concentration recorded for that sample day.

SUBSTANCE	STANDARD MASS CHARGING RATE $ per kg
BIOCHEMICAL OXYGEN DEMAND	[[0.18000] + {[0.05100] x (BOD / 600.000)}]

(d) Concentration Breach Charge:

Where the Composite Sample concentration is greater than the Acceptance Standards specified in Schedule 1 (with the exception of sulphate), any charges calculated in (c) above will be doubled for that sampling day.

(e) Failure to collect required samples:

Where the Customer fails to collect and analyse samples in accord with this consent the above charges will be assessed on the basis of the highest composite concentrations recorded for any billing period within the previous 12 months and the average daily discharge for the current billing period.

(f) pH and Temperature charges:

Sydney Water regularly assesses its wastewater networks to determine if a system is affected by accelerated odour and corrosion. Where Sydney Water declares a wastewater system to be affected by accelerated odour and corrosion, the temperature and pH charge will only apply if the customer is not committed to or not complying with an effluent improvement program.

2. CHARGES FOR INSPECTIONS

(a) If, in the opinion of Sydney Water, it is necessary for a Customer Service Representative to exercise rights under clause 6.1, the Customer will incur no liability for payment for any such exercise unless Customer Service Representative has already exercised rights under clause 6.1 on 4 occasions within a period of one year.

(b) If it is necessary, in the opinion of Sydney Water, to carry out more than 4 occasions within a period of one year, the additional inspections will be charged at the current inspection rate.

(c) Any inspection required following up an alleged breach or a default notice will result in a fee payable even if the number of inspections nominated in paragraph 2 (a) has not been exceeded.

(d) For the purposes of 2 (a) and 2 (b), above, one year is defined as the period from 1 July to 30 June the following year.

3. CHARGES FOR ADMINISTRATION OF TRADEWASTE CONSENT

A consent fee of $565.00 per quarter is payable from 1 July 2013.

4. CHARGES FOR VARIATION OR RENEWAL OF TRADEWASTE CONSENT

Where a Variation is made to the Consent a fee of $512.80 will be payable. There will be no charge for renewal.

5. CHARGES FOR PROCESSING GREASE TRAP WASTE

Charges for processing grease trap waste under the 'Wastesafe' Management System are as follows:
Not applicable

6. PAYMENT OF FEES AND CHARGES

An account will be issued for all fees and charges. Any fees or charges payable by the Customer must be paid by the Customer within 30 days of the receipt by the Customer of the account detailing those fees and charges.

SCHEDULE 4

ADDITIONAL REQUIREMENTS

1. EFFLUENT IMPROVEMENT PROGRAM

N/A

2. WASTE MANAGEMENT PLAN

The existing pretreatment will result in the generation of 2.0 tonne per annum of waste substances in the form of a sludge containing generally solids. The waste substances are, and will continue to be disposed of, in compliance with the requirements of The Environment Protection Authority.

3. OTHER REQUIREMENTS

Backflow Prevention Containment Policy:

1. Backflow Containment Device must be installed and maintained at the water meter outlet/property boundary in line with Sydney Water's Backflow Policy.

2. Backflow individual/zone protection is required on any tap located within 5m of the trade waste apparatus.

N/A

SCHEDULE 5

APPARATUS, PLANT AND EQUIPMENT

EXISTING:

1 X 200 LITRE COLLECTION WELL BELOW GARBAGE TRANSFER AREA
1 X STRAINER SCREEN
1 X 1000 LITRE PUMP WELL BELOW GARBAGE TRANSFER AREA
1 X 200 LITRE PUMP WELL IN TRUCK WHEEL WASH BAY
1 X 2000 LITRE GENERAL PURPOSE PIT
1 X STRAINER SCREEN
1 X 1000 LITRE BALANCE TANK
1 X 1000 LITRE CLARIFIER
1 X pH MONITOR
1 X SLUDGE PUMP
1 X 1 KL SLUDGE TANK
1 X ELECTRO MAGNETIC FLOW METER

PROPOSED: N/A

SCHEDULE 6

SPECIAL CONDITIONS

1. DANGEROUS DISCHARGES

In this Schedule, the term "may pose a danger to the environment, the Sewer or workers at a sewage treatment plant";

(a) means an occurrence whereby matter is discharged to the Sewer which either alone or in conjunction with other matter discharged cannot be adequately treated or may cause corrosion or a blockage, explosion or the production of dangerous gases in the Sewer or may adversely affect the operation of a sewer or sewage treatment plant; and

(b) includes, but not so as to restrict the generality of paragraph (a), matter or substances, which is or are

(i) toxic or corrosive;
(ii) petroleum hydrocarbons;
(iii) heavy metals;
(iv) volatile solvents;
(v) phenolic compounds;
(vi) organic compounds.

2. UNINTENDED DISCHARGES

(a) For purposes of avoiding unintended discharges to the Sewer or the stormwater drainage system, all matter and substances on the Premises must be processed, handled, moved and stored in a proper and efficient manner.

(b) Any substance on the Premises which, if discharged to the Sewer, may pose a danger to the environment, the Sewer or workers at a sewage treatment plant or may harm any sewage treatment process must be handled, moved and stored in areas where leaks, spillages or overflows cannot drain by gravity or by automated or other mechanical means to the Sewer or the stormwater drainage system.

3. NOTIFICATION

In the event of a discharge of matter to the sewer that poses or may pose a danger to the environment, the Sewer or workers at a sewage treatment plant the Customer must immediately notify:

(a) MALABAR STP CONTROL ROOM TEL: (02) 9931 8319 FAX: (02) 9931 8366

(b) **BUSINESS CUSTOMER SERVICES** (8AM TO 5PM MON TO FRI) TEL: (02) 9616 2485

BUSINESS CUSTOMER SERVICES EMERGENCY CONTACT (24 HOURS) TEL:

SOUTH WEST TEL:0419 277289

4. PROVISION OF SAFE ACCESS

The Customer shall provide safe access to Sydney Water employees visiting the site. In the event that unsafe conditions are identified the Customer must take reasonable steps to correct unsafe conditions and create safe access.

5. ELECTRONIC REPORTING OF SAMPLE ANALYSIS RESULTS

Sydney Water reserves the right to vary this consent to specify the option of reporting by electronic mail as outlined in Schedule 2, 2 (d).

SCHEDULE 7

1. **Premises for which Consent is granted**

   20 DAVIS RD, WETHERILL PARK NSW 2164

2. **Industrial or other commercial activities for which Consent granted**

   WASTE TRANSFER STATION (GE08)

3. **Discharge point for which Consent granted**

   BOUNDARY TRAP, INCLUDES DOMESTIC SEWAGE

4. **The date for purposes of clause 3.1 is 1 July 2013**

5. **The period for purposes of clause 3.2 is 48 months.**

6. **The receiving Treatment Plant is MALABAR Sewage Treatment Plant**

SCHEDULE 8

NOTICES AND COMMUNICATION ADDRESSES

SYDNEY WATER:	BUSINESS CUSTOMER SERVICES 71-73 GARDENERS RD DACEYVILLE 2032	TEL: (02) 9616 2485 A.H: 132 092
CUSTOMER:	SITE MANAGER SITA AUSTRALIA PTY LTD 20 DAVIS ROAD WETHERILL PARK NSW 2164	TEL: 02 9756 6899 FAX: 02 9604 3909

SCHEDULE 9

AUTHORISED OFFICERS

SYDNEY WATER:	MANAGER BUSINESS CUSTOMER DELIVERY 71-73 GARDENERS RD DACEYVILLE 2032	TEL: (02) 9616 2485 A.H: 132 092
Email:	phil.halkyard@sydneywater.com.au	
CUSTOMER:	SITE MANAGER SITA AUSTRALIA PTY LTD 20 DAVIS ROAD WETHERILL PARK NSW 2164	TEL: 02 9756 6899 FAX: 02 9604 3909
Email:	N/A	

SCHEDULE 10

NOMINATED REPRESENTATIVES

SYDNEY WATER:	MANAGER BUSINESS CUSTOMER DELIVERY 71-73 GARDENERS RD DACEYVILLE 2032	TEL: (02) 9616 2485 FAX: (02) 9662 0419
CUSTOMER:	SITE MANAGER SITA AUSTRALIA PTY LTD 20 DAVIS ROAD WETHERILL PARK NSW 2164	TEL: 02-9756 6899 FAX: 02 9604 3909

APPENDIX 1 (Example)
SAMPLE ANALYSIS REPORT (COMPOSITE) DISCHARGE METER

Consent Number:	7976
Company Name:	SITA AUSTRALIA PTY LTD,t/a SITA ENVIRONMENTAL SOLUTIONS
Company Address:	20 DAVIS RD, WETHERILL PARK NSW 2164

Sample Type:

☐ 6 (composite, manual time based)
☐ 7 (composite, manual flow proportional)
☐ 8 (composite, automatic time based)
☐ 9 (composite, automatic flow proportional)

Start date: ___/___/___
Finish date: ___/___/___
Start time: ____:____ am/pm
Finish time: ____:____ am/pm

grabs taken in sample period: _____
sample intervals min/kL _____
mL per grab: _____

Initial meter reading: _____kL
Final Meter reading: _____kL
Volume discharged: _____kL

Laboratory:

	Acceptance Standard	Measured Units
Substance	**Acceptance Standard (mg/L)**	**Measured Concentration(mg/L)**
AMMONIA (AS N)	100.000	
BIOCHEMICAL OXYGEN DEMAND	600.000	
SUSPENDED SOLIDS	600.000	
IRON	50.000	
ZINC	5.000	

COPY OF ORIGINAL ANALYTICAL LABORATORY REPORT TO BE ATTACHED
NOTE: LABORATORY REPORT MUST CERTIFY NATA REGISTRATION FOR EACH ANALYSIS

Comments: _____

Customer Signature: _____ Date: ___/___/___

Designation: _____

OFFICE USE ONLY

TERRITORY: L7

Sample No: | | | | | |

EMAIL TO:
businesscustomers.labdata@sydneywater.com.au

APPENDIX 2
SAMPLE ANALYSIS REPORT (DISCRETE SAMPLE)

Consent Number:	7976
Company Name:	SITA AUSTRALIA PTY LTD, t/a SITA ENVIRONMENTAL SOLUTIONS
Company Address:	20 DAVIS RD, WETHERILL PARK NSW 2164

Sample Type: DISCRETE

Date

Time

Laboratory:

Substance	Acceptance Standard (units or mg/L)	Measured Units or Concentration.
pH at start	7 - 10	
pH at finish	7 - 10	

COPY OF ORIGINAL ANALYTICAL LABORATORY REPORT TO BE ATTACHED
NOTE: LABORATORY REPORT MUST CERTIFY NATA REGISTRATION FOR EACH ANALYSIS

Comments: _____

Customer Signature: _____ Date: ___/___/___

Designation: _____

OFFICE USE ONLY

TERRITORY: L7

Sample No: | | | | | |

EMAIL TO:
businesscustomers.labdata@sydneywater.com.au

APPENDIX E

Section 149 Certificate

Fairfield City Council, Administration Centre, 86 Avoca Road, Wakeley 2176
Tel: (02) 9725 0222 Fax: (02) 9725 4249 ABN: 83 140 439 239
All communications to:
Fairfield City Council, PO Box 21, Fairfield NSW 1860
Email address: mail@fairfieldcity.nsw.gov.au

3 November 2015

Golder Associates
PO Box 1302
CROWS NEST NSW 1585

Dear Sir/ Madam

Following is your Planning Certificate as requested. Should you have any further queries please contact Council's City and Community Development Group on (02) 9725 0821.

PLANNING CERTIFICATE
(under section 149 of the Environmental Planning and Assessment Act 1979 as amended)

Applicant:	**Golder Associates**
Certificate No.:	**36201/2015**
Applicant's Reference:	**147628002**
Issue Date:	**3 November 2015**
Receipt No.:	**2361849**

PROPERTY ADDRESS:	**20 Davis Road WETHERILL PARK**
LEGAL DESCRIPTION:	**Lot: 402 DP: 603454**

for
Alan Young
City Manager
Fairfield City Council

PLEASE NOTE: This is page 1 of 20. Should this Planning Certificate or any subsequent copy not contain this many pages, please confirm with Council prior to acting on the basis of information contained in this certificate.

Information provided under
Section 149(2) of the Environmental Planning and Assessment Act 1979

Notes:

(1) The following prescribed matters may apply to the land to which this certificate relates.

(2) Where this certificate refers to a specific allotment (or allotments) within a strata plan, the certificate is issued for the whole of the land within the strata plan, not just the specific allotment(s) referred to, and any information contained in the certificate may relate to the whole, or any part, of the strata plan.

(3) The following information is provided pursuant to Section 149(2) of the Environmental Planning and Assessment Act 1979 as prescribed by Schedule 4 of the Environmental Planning and Assessment Regulation 2000 and is applicable as at the date of this certificate.

(4) Information provided in this certificate should be interpreted in conjunction with the relevant plans, policies and documents held at Council. In order to obtain copies of these documents you may purchase them by either contacting Council's City and Community Development Group on (02) 9725 0821 or attending Council's Administration Centre at 86 Avoca Road, Wakeley.

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1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument that applies to the carrying out of development on the land.

State Environmental Planning Policies (SEPP)

SEPP (Major Development) 2005

SEPP (Miscellaneous Consent Provisions) 2007

SEPP No. 50 - Canal Estate Development

SEPP No. 19 - Bushland in Urban Areas

SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)

SEPP (State and Regional Development) 2011

SEPP No. 33 - Hazardous and Offensive Development

SEPP No. 64 - Advertising and Signage

SEPP (Repeal of Concurrence and Referral Provisions) 2008

SEPP No. 55 - Remediation of Land

SEPP No. 65 - Design Quality of Residential Flat Development

SEPP (Affordable Rental Housing) 2009

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SEPP No. 62 - Sustainable Aquaculture

SEPP (Infrastructure) 2007

SEPP (Exempt and Complying Development Codes) 2008

Regional Environmental Plans (Deemed SEPP)

Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995)

The Greater Metropolitan Regional Environmental Plan No. 2 - Georges River Catchment

Local Environmental Plans (LEP)

Fairfield Local Environmental Plan 2013
Published on NSW Legislation Website: 17/05/2013.
In Force from: 31/05/2013.
As Amended.

(2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (unless the Director-General has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved)

Draft SEPP (Competition) 2010

(3) The name of each development control plan that applies to the carrying out of development on the land.

The land is subject to adopted Development Control Plans. (See attached schedule).

(4) In this clause, proposed environmental planning instrument includes a planning proposal for a LEP or a draft environmental planning instrument.

2. Zoning and land use under relevant LEP

For each environmental planning instrument or proposed instrument referred to in clause 1 (other than a SEPP or proposed SEPP) that includes the land in any zone (however described):

(a) WHAT IS THE IDENTITY OF THE ZONE?

Zone IN1 General Industrial

(b) WHAT IS PERMITTED WITHOUT DEVELOPMENT CONSENT?

Environmental protection works.

(c) WHAT IS PERMITTED ONLY WITH DEVELOPMENT CONSENT?

Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Kiosks; Landscaping material supplies; Light industries; Neighbourhood shops; Plant nurseries; Roads; Rural supplies; Take away food and drink premises; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; Any development not specified in item (b) or (d).

(d) WHAT IS PROHIBITED?

Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extensive agriculture; Farm buildings; Forestry; Function centres; Health consulting rooms; Heavy industrial storage establishments; Heavy industries; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Information and education facilities; Intensive livestock agriculture; Jetties; Marinas; Medical centres; Mooring pens; Moorings; Research stations; Residential accommodation; Restricted premises; Rural industries; Sex services premises; Tourist and visitor accommodation; Water recreation structures; Water reticulation systems; Water treatment facilities; Wharf or boating facilities.

Additional uses that are permitted with development consent.

The subject property is located wholly or partly within Site No. 17 on the Key Sites Map.
Use of land within Site No. 17 (Zoned IN1 General Industrial) in Wetherill Park for development for the purpose of a sex services premises is permitted with consent.

(e) Whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling house on the land and, if so, the minimum land dimensions so fixed.

No development standards that fix the minimum land dimensions for the erection of a dwelling house apply to this land. Controls in other policies and plans may apply.

(f) Whether the land includes or comprises critical habitat.

No.

(g) Whether the land is in a conservation area (however described).

No

(h) Whether an item of environmental heritage (however described) is situated on the land.

No.

Attention is drawn however to Clause 5.10(5) of Fairfield Local Environmental Plan 2013:
"The consent authority may, before granting consent to any development:
(a) on land on which a heritage item is located, or
(b) on land that is within a heritage conservation area, or
(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
require a heritage management document to be prepared to assess the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned."

2A. Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

Not applicable.

3. Complying development

(1) The extent to which the land is land on which complying development may be carried out under each of the codes for complying development because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4) 1.18 (1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

General Housing Code:
~~**No. The General Housing Code does not apply to this land.**~~

Housing Alterations Code:
Complying development under the Housing Alterations Code may be carried out on the land.

Commercial and Industrial Alterations Code:
Complying development under the Commercial and Industrial Alterations Code may be carried out on the land.

Commercial and Industrial (New Buildings and Additions) Code:
Complying Development under the Commercial and Industrial (New Buildings and Additions) Code may be carried out on the land.

Subdivision Code:
Complying development under the Subdivision Code may be carried out on the land.

Rural Housing Code:
No. The Rural Housing Code does not apply to this land.

General Development Code:
Complying development under the General Development Code may be carried out on the land.

Demolition Code:
Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code:
Complying development under the Fire Safety Code may be carried out on the land.

(2) The extent to which complying development may not be carried out on that land because of the provisions of clauses 1.17A (1) (c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of that Policy and the reasons why it may not be carried out under those clauses.

None Relevant.

Note: The Rural Housing Code does not apply to this land.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that a restriction applies to the land, but it may not apply to all of the land, and that council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Council does not have any relevant statement to make in relation to any further restrictions that may apply to complying development being carried out on the land. All information in relation to the extent that complying development can be carried out on the land is provided under Part 3(1) & (2) of this certificate.

Note: *Clause 3 refers only to land based exclusions as listed in Clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18 (1) (c3) and 1.19 of the SEPP (Exempt and Complying Development Codes) 2008. To be complying development, the development must be complying development that meets the standards and other requirements specified for that development as required by the SEPP. Please contact your accredited certifier or Council for further information.*

4. Coastal Protection

Whether or not the land is affected by the operation of section 38 or 39 of the *Coastal Protection Act* 1979, but only to the extent that the council has been notified by the Department of Public Works.

No, this land is not affected.

4A Information relating to beaches and coasts

(1) Whether an order has been made under Part 4D of the Coastal Protection Act 1979 in relation to emergency coastal protection works (within the meaning of that Act) on the land (or on public land adjacent to that land), except where the council is satisfied that such an order has been fully complied with.

No order under Part 4D of the *Coastal Protection Act 1979*, has been made.

(2)

1. whether the council has been notified under section 55X of the Coastal Protection Act 1979 that emergency coastal protection works (within the meaning of that Act) have been placed on the land (or on public land adjacent to that land), and

Council has not received any such notification.

2. if works have been so placed—whether the council is satisfied that the works have been removed and the land restored in accordance with that Act.

Not applicable.

(3) such information (if any) as is required by the regulations under section 56B of the Coastal Protection Act 1979 to be included in the planning certificate and of which the council has been notified pursuant to those regulations.

No such information is available.

4B Annual charges for coastal protection services under *Local Government Act 1993.*

Whether the owner (or any previous owner) of the land has consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

Note: "Existing coastal protection works" are works to reduce the impact of coastal hazards on land (such as seawalls, revetments, groynes and beach nourishment) that existed before the commencement of section 553B of the Local Government Act 1993.

No annual charges under section 553B of the *Local Government Act 1993*, are applicable to the land.

5. Mine Subsidence

Whether or not the land is proclaimed to be a mine subsidence district within the meaning of section 15 of the *Mine Subsidence Compensation Act* 1961.

No, this land is not affected.

6. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under Division 2 or Part 3 of the *Roads Act* 1993, any environmental planning instrument, or any resolution of the council.

The land is not affected by any road widening proposal under Division 2 of Part 3 of the Roads Act or Fairfield Local Environmental Plan 2013.

7. Council and other public authority policies on hazard risk restrictions

Whether or not the land is affected by a policy:

(b) adopted by the council, or

(c) adopted by any other public authority and notified to the council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the council,

that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk, other than flooding.

Council's policies on hazard risk restrictions are as follows:

(i) Landslip

Under Fairfield Local Environmental Plan 2013, the land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of landslide risk or subsidence.

(ii) Bushfire

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

(iii) Tidal Inundation

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of tidal inundation.

(iv) Subsidence

No, the land is not so affected

(v) Acid Sulfate Soils

The land is not affected by a policy adopted by Council or adopted by any other public authority and notified to Council (for the express purpose of its adoption by that authority being referred to in Planning Certificates issued by Council) that restricts development on the land because of the likelihood of acid sulfate soils.

(vi) Any other risks

No, the land is not so affected

7A. Flood related development controls information

1. Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.
The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.

The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

2. Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

This land is subject to the flood related development controls included in the Fairfield City-Wide Development Control Plan 2013 in relation to the above development types. These controls apply (either directly, or indirectly by reference in site-specific DCPs) to all land in the Fairfield Local Government Area.

Generally, development controls will apply to development if the land (or part of the land) is within the floodplain or is affected by overland flooding.

Based on the information currently available to Council, this land is not affected by mainstream flooding. However, this is subject to future flood studies and reviews.

This parcel is within the floodplain and identified as being partly within a Medium Flood Risk Precinct, partly within a Low Flood Risk Precinct as a result of overland flooding and partly not affected by overland flooding.
The term overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
The term Medium Flood Risk Precinct is defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties.
The term Low Flood Risk Precinct is defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.

The flood information is the current information to date. However, Council reviews flood studies on an on-going basis and new information may become available in future. Please contact Council's Natural Resources Branch on 9725 0222 for any updated information.

Note:

3. Words and expressions in this clause have the same meanings as in the instrument set out in the Schedule to the Standard Instrument (Local Environmental Plans) Order 2006.

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8. Land reserved for acquisition

Whether or not any environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by a public authority, as referred to in section 27 of the Act.

The land is not reserved for acquisition under Fairfield Local Environmental Plan 2013.

9. Contributions plans

The name of each contributions plan applying to the land.

Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011 applies to all land within the City of Fairfield.

9A. Biodiversity certified land

Is the land biodiversity certified land (within the meaning of Part 7AA of the Threatened Species Conservation Act 1995?

The land is not biodiversity certified land.

10. Biobanking agreements

If the land is land to which a biobanking agreement under Part 7A of the Threatened Species Conservation Act 1995 relates, a statement to that effect (but only if the council has been notified of the existence of the agreement by the Director-General of the Department of Environment, Climate Change and Water).

No such agreement applies to the land.

11. Bush fire prone land

Whether all, or part, of the land is bush fire prone land (as defined in the Environmental Planning and Assessment Act 1979).

Council has been supplied by the NSW Rural Fire Service with a hazard map for the purposes of a bush fire risk management plan applying to land within the Fairfield local government area. Based on that map, it appears the land referred to in this certificate is not bush fire prone as defined in section 4 of the Environmental Planning and Assessment Act 1979.

12. Property vegetation plans

Whether or not the land is land to which a property vegetation plan under the Native Vegetation Act 2003 applies (but only if the council has been notified of the existence of the plan by the person or body that approved the plan under the Act).

No

13. Orders under Trees (Disputes between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes between Neighbours) Act 2006 to carry out work in relation to a tree on the land (but only if the council has been notified of the order).

No

14. Directions under Part 3A

If there is a direction by the Minister in force under section 75P (2) (c1) of the Act that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect, a statement to that effect identifying the provision that does not have effect.

No such direction applies to the land.

15. Site compatibility certificates and conditions for seniors housing

If the land is land to which State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 applies:

(a) a statement of whether there is a current site compatibility certificate (seniors housing),of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:
  (i) the period for which the certificate is current, and
  (ii) that a copy may be obtained from the head office of the Department of Planning, and

No such certificate applies to the land.

(b) a statement setting out any terms of a kind referred to in clause 18 (2) of that Policy that have been imposed as a condition of consent to a development application granted after 11 October 2007 in respect of the land.

No such terms apply to the land.

16. Site compatibility certificates for infrastructure

A statement of whether there is a valid site compatibility certificate (infrastructure), of which the council is aware in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is valid, and
(b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

17. Site compatibility certificates and conditions for affordable rental housing

(1) A statement to the whether there is a current site compatibility certificate (affordable rental housing), of which the council is aware, in respect of proposed development on the land and, if there is a certificate, the statement is to include:

(a) the period for which the certificate is current, and
(b) that a copy may be obtained from the head office of the Department of Planning.

No such certificate applies to the land.

(2) A statement setting out any terms of a kind referred to in clause 17(1) or 38(1) of *State Environmental Planning Policy (Affordable Rental Housing) 2009* that has been imposed as a condition of consent to a development application in respect of the land.

No such terms apply to the land.

18. Paper subdivision information

(1) The name of any development plan adopted by a relevant authority that applies to the land or that is proposed to be subject to a consent ballot.

(2) The date of any subdivision order that applies to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Part 16C of this Regulation.

No such plan or order applies to the land

19. Site verification certificates

~~A statement of whether there is a current site verification certificate, of which~~ the council is aware, in respect of the land and, if there is a certificate, the statement is to include:

(a) the matter certified by the certificate, and

Note: A site verification certificate sets out the Director-General's opinion as to whether the land concerned is or is not biophysical strategic agricultural land or critical industry cluster land—see Division 3 of Part 4AA of State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

(b) the date on which the certificate ceases to be current (if any), and

(c) that a copy may be obtained from the head office of the Department of Planning and Infrastructure.

No such certificate applies to the land

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act—if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued,
(b) that the land to which the certificate relates is subject to a management order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
(c) that the land to which the certificate relates is the subject of an approved voluntary management proposal within the meaning of that Act—if it is the subject of such an approved proposal at the date when the certificate is issued,
(d) that the land to which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act—if it is subject to such an order at the date when the certificate is issued,
(e) that the land to which the certificate relates is the subject of a site audit statement within the meaning of that Act—if a copy of such a statement has been provided at any time to the local authority issuing the certificate.

Continuously updated information in relation to the above matters can also be found by searching the records of the Environmental Protection Authority (EPA) at the website of the EPA. The search page can be found at: http://www.epa.nsw.gov.au/prclmapp/searchregister.aspx.

The following information is available to Council but may not be current:

Council has adopted by resolution a policy (commencing 1 August 2000), on contaminated land which may restrict the development of land. This policy is implemented when zoning or land use changes are proposed on lands which have previously been used for certain purposes. Consideration of Council's adopted policy and the application of provisions under the State Legislation is warranted.

The land is not within an investigation area or remediation site under Part 3 of the Contaminated Land Management Act 1997.

The land is not subject to an investigation order or a remediation order within the meaning of the Contaminated Land Management Act 1997.

The land is not subject to a voluntary investigation proposal (or voluntary remediation proposal) that is the subject of the Environment Protection Authority's agreement under Section 19 or 26 of the Contaminated Land Management Act 1997.

The land is not subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997.

Note 2: Any advice received by Council pursuant to section 26(2) of the Nation Building and Jobs Plan (State Infrastructure Delivery) Act 2009, is included below.

No such certificate applies to the land.

The following additional information is provided under Section 149(5) of the Environmental Planning and Assessment Act 1979

Note:

(1) When information pursuant to section 149(5) is requested, the Council is under no obligation to furnish any of the information supplied herein pursuant to that section. Council draws your attention to section 149(6), which states that a Council shall not incur any liability in respect of any advice provided in good faith pursuant to subsection (5). The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this certificate.

The attached Flood Information Sheet provides flood levels where they are available together with other relevant flooding information.

The land is subject to the provisions of Clause 5.9 - Preservation of trees or vegetation, under Fairfield Local Environmental Plan 2013.

Land must not be cleared or filled except with the consent of Council.

The applicant's attention is drawn to the Department of Infrastructure, Planning and Natural Resources map at the 1:100,000 scale 'Salinity Potential in Western Sydney 2002' that indicates there is potential for salinity in the Region. The map can be viewed at Council's Customer Service Centre (86 Avoca Road Wakeley).

Council's policy 'Building in Saline Environments', applies to all areas of Fairfield City and requires use of construction measures and materials in new development to minimise risk of salt damage to buildings from urban salinity.

The Electricity Commission of NSW advises that the existing transmission line on the land is to be up-rated, which will require the existing easement to be widened.

On 15th April 2014, the Australian Government announced that it intends to proceed with an airport at Badgerys Creek in the Liverpool City Council area. The Western Sydney Airport draft Environmental Impact Statement (EIS) was released for public exhibition on Monday 19 October 2015. You should make your own enquiries with the Commonwealth Government Department responsible via the website http://westernsydneyairport.gov.au/.

The land is identified as land in the vicinity of extractive industry under the provisions of Sydney Regional Environmental Plan No. 9 - Extractive Industry (No 2-1995) which aims to prevent any adverse effect between extractive industry and other incompatible land uses.

The submission of an acoustic report must accompany all development applications for dwelling houses and sensitive land uses located within

a distance of 500 metres from a nominated extractive industry site. Refer to Council's Development Control Plan for more information.

FAIRFIELD CITY COUNCIL
DEVELOPMENT CONTROL PLANS – 5 August 2015

Fairfield City Wide DCP

Title	Adopted by Council*	Effective Date
Fairfield CityWide Development Control Plan 2013	13 November 2012	31 May 2013
Amendment No.1 change maximum height permissible for detached secondary dwellings, clarify requirements and correct various anomalies, incorporate outdoor dining policy into a number of site specific DCPs (see table below)	11 February 2014	5 March 2014
Amendment No.2 amend chapter 2 to reference Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014
Amendment No.3 Introduce Chapter 4B - Secondary Dwellings in Rural Area - Horsley Park and Cecil Park	11 December 2013	14 March 2014
Amendment No. 4 amends Chapter 9 Industrial Development Site Specific Controls for 449 Victoria Street and 96 Newton Road, Wetherill Park	24 September 2013	21 March 2014
Amendment No.5 amends Chapters 2 and 10 and Appendix B to ensure provisions within the DCP are in line with the SEPP (Exempt and Complying Development Codes) 2008.	13 May 2014	28 May 2014
Amendment No. 5A amends Chapter 6A – Multi Dwelling Housing – Town house and Villas: Site Specific DCP – 46 & 50 Cobbett Street, Wetherill Park.	12 March 2013	22 August 2014
Amendment No. 6 including increase to building heights for detached granny flats, removal of reference to minimum lot sizes for R1 zoned lands, inclusion of new controls and provisions relating to neighbourhood shops and pad mounted sub stations, clarify requirements and correct a number of anomalies associated with secondary dwellings, dual occupancy, narrow lots and residential flat buildings and other minor inconsequential amendments.	12 August 2014	3 September 2014
Amendment No. 6A amends Chapter 14 Subdivision – Applying to land located on 630 Elizabeth Drive and 9-10 Schubert Place, Bonnyrigg Heights to facilitate a future road link between Stivala Place and Schubert Place.	12 August 2014	3 September 2014
Amendment No.7 proposed amendments include – Additional Controls for Child Care Centres, Boarding Houses and Granny Flats; Revised Heritage Chapter; New provisions relating to CCTV for specific land uses, and; Acoustic measures for development in the Rural Area.	25 November 2014	3 December 2014
Amendment No. 7A amends Chapter 10 Miscellaneous Development - applying to land located on 1 Bartley Street, Cabramatta to facilitate the development of a hotel or motel accommodation at the Cabravale Diggers site.	26 August 2014	16 January 2015
Amendment 8 amends Chapter 9 – Industrial Development. This amendment includes provisions for industrial/employment development proposals in close proximity to residential land. The amended controls cover the following issues: General Design Requirements (including setback considerations, driveways, loading and storage areas, etc); Bulk and scale; Vehicular and Pedestrian Access Privacy; Light Spill; Noise and Vibration; and Landscaping.	10 March 2015	1 April 2015
Amendment 9 includes new provisions relating to various forms of residential development including: Building Appearance, Landscaping, Private Open space, Minimum Lot Width, Car Parking Rates and Notification of S82A Applications.	12 May 2015	27 May 2015
Amendment 10 including amendments to: • the intent of the Development Control Plan and Development Application process – the DA Guide • provisions for rural zone development • residential flat building setbacks • heritage advice • road classifications	14 July 2015	5 August 2015

Place Based and Site Specific DCPs

Title	Adopted by Council*	Effective Date
Bonnyrigg Town Centre DCP.28(2010) - Amendment No.1 (Awning controls and amendment to area subject to Bonnyrigg Town centre DCP – 3.11.2010) - Amendment No.2 (Outdoor Dining Controls –5.3.2014)		28 May 2004
Cabramatta Town Centre DCP (5/2000) - Amendment No.1 (Outdoor Dining Controls –5.3.2014) - Amendment No. 2 (New clause regarding Model Submission – 3.09.2014)	13 November 2012	31 May 2013
Fairfield City Centre DCP 2013 - ~~Amendment No.1 (Outdoor Dining Controls – 5.3. 2014)~~ - Amendment No. 2 (Remove reference to PublicArt Guide and update signage controls reference – 3.09.2014)	13 November 2012	31 May 2013
Canley Corridor DCP No.37 (2013) (Canley Vale and Canley Heights town centres) - Amendment No.1: (Development Controls for Adams Reserve 12.9.2006) - Amendment No.2: (Development Controls for 45-47 Peel St, Canley Heights 9.4.2008) - Amendment No.3: (Awnings controls 3.11.2010) - Amendment No.4: (Development Controls for 190 Canley Vale Rd, Canley Heights 19.4.2011) - Amendment No.5: (References to Fairfield LEP 2013 31.5.2013) - Amendment No.6: (Outdoor Dining Controls –5.3.2014) - Amendment No. 7 (Remove reference to Public Art Guide – 3.09.2014) - Amendment No. 8 (Include 46 Derby Street, Canley Heights into Town Centre Catchment – 01.07.2015).	13 November 2012	31 May 2013
Fairfield Heights Local Centre DCP 2013	13 November 2012	31 May 2013
Prairiewood Town Centre – Southern Precinct DCP 2013	13 November 2012	31 May 2013
Site Specific DCP – Wetherill Park Market Town	20 March 2013	7 March 2014

Master Plans

Title	Adopted by Council*	Effective Date
Prairiewood Masterplan (December 2005)	13 November 2012	31 May 2013
Fairfield Town Centre Masterplans – The Crescent and Barbara Street Precincts (May 2007)		May 2007

Structure Plans

Title	Adopted by Council*	Effective Date
Villawood Town Centre		February 2008

* Note: Some *"In Force"* Development Control Plans may be under review, check with Council for date of last amendment.

Fairfield City Council
Administration Centre
86 Avoca Road
WAKELEY NSW 2176
PO Box 21
FAIRFIELD NSW 1860
Telephone: (02) 9725 0222
Facsimile: (02) 9609 3257

Flood Information Sheet

Applicant's Details:

Applicant's Name	**Golder Associates**
Postal Address	**PO Box 1302** **CROWS NEST NSW 1585**
Phone	
Fax	

Property Particulars:

House No.	**20**
Street & Suburb	**Davis Road** **WETHERILL PARK**
Lot Description	**Lot 402** **DP 603454**

Council has adopted a policy on flooding which may restrict the development of land. The Fairfield City-Wide Development Control Plan 2013 (which includes provisions for flood management) applies to all of the Fairfield Local Government area.

Part or all of this land may be affected by local overland flooding.

LOCAL OVERLAND FLOODING

Description

This parcel is identified as being partly within a **Medium** Flood Risk Precinct, partly within a **Low** Flood Risk Precinct as a result of overland flooding and partly **not affected** by local overland flooding.

Local Overland Flood Details

Size of Flood	Flood Level (m AHD)
Probable Maximum Flood (PMF)	39.2 – 40.8
100 Year ARI	39.2 – 40.4
20 Year ARI	39.2 – 40.3

Local overland flood levels in the vicinity of the above property have been extracted from the Fairfield City Council (2015) *Wetherill Park Overland Flood Study.*

3 November 2015

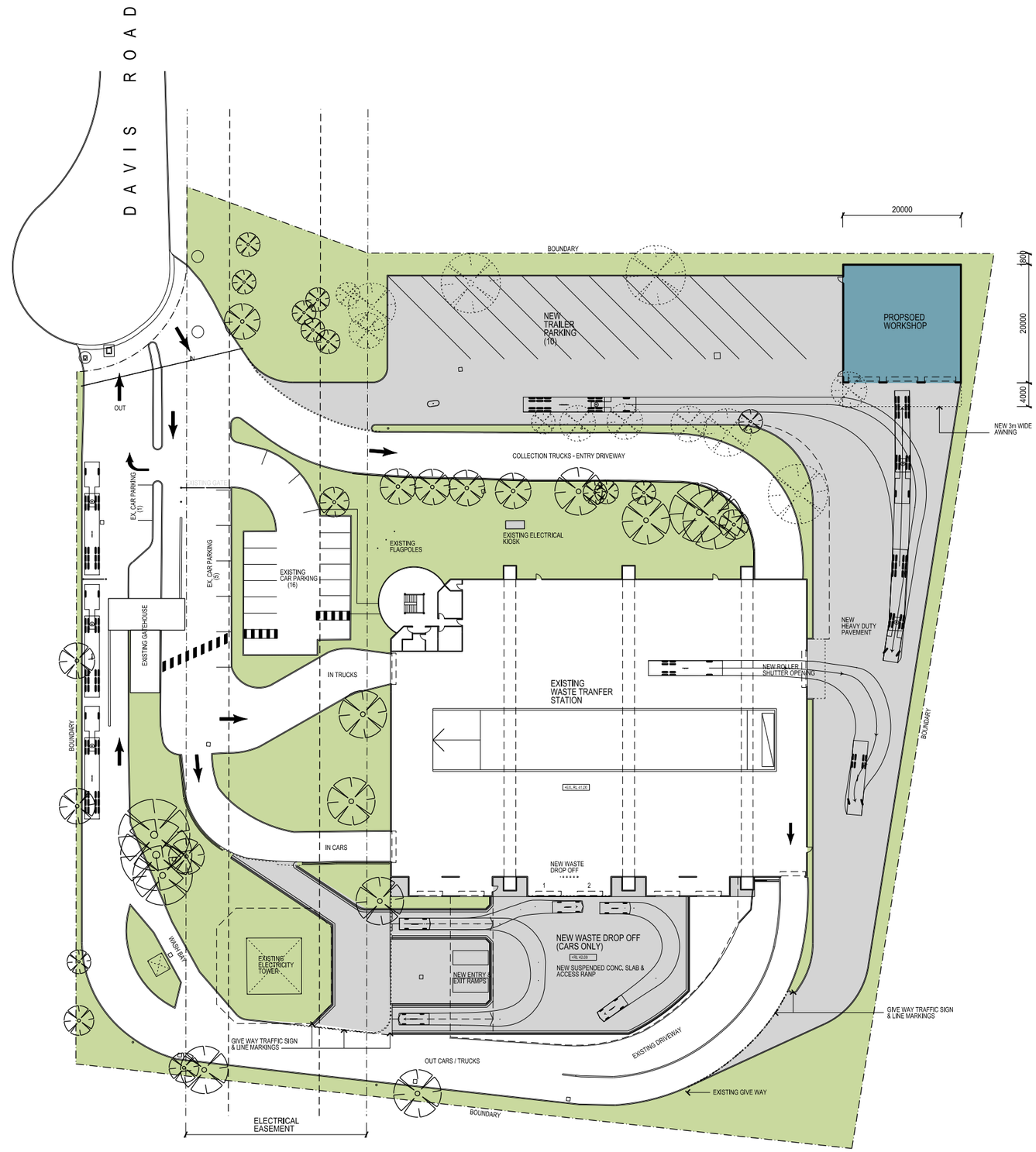
Glossary over page

GLOSSARY

m AHD	metres Australian Height Datum (AHD).
Australian Height Datum (AHD)	A common national plane of level approximately equivalent to the height above sea level. All flood levels, floor levels and ground levels are normally provided in metres AHD.
Average Recurrence Interval (ARI)	The long term average number of years between the occurrence of a flood as big as the selected event. For example, floods with a discharge as great as the 20 year ARI event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.
flood	A relatively high stream flow that overtops the natural or artificial banks in any part of a stream, river, estuary, lake or dam. It also includes local overland flooding associated with major drainage before entering a watercourse, or coastal inundation resulting from raised sea levels, or waves overtopping the coastline.
flood risk precinct	An area of land with similar flood risks and where similar development controls may be applied by a Council to manage the flood risk. The flood risk is determined based on the existing development in the precinct or assuming the precinct is developed with normal residential uses. Usually the floodplain is categorised into three flood risk precincts 'low', 'medium' and 'high', although other classifications can sometimes be used. **High Flood Risk:** This has been defined as the area of land below the 100-year flood event that is either subject to a high hydraulic hazard or where there are significant evacuation difficulties. **Medium Flood Risk:** This has been defined as land below the 100-year flood level that is not within a High Flood Risk Precinct. This is land that is not subject to a high hydraulic hazard or where there are no significant evacuation difficulties. **Low Flood Risk:** This has been defined as all land within the floodplain (i.e. within the extent of the probable maximum flood) but not identified within either a High Flood Risk or a Medium Flood Risk Precinct. The Low Flood Risk Precinct is that area above the 100-year flood event.
local overland flooding	The inundation of normally dry land by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.
mainstream flooding	The inundation of normally dry land occurring when water overflows the natural or artificial banks of a stream, river, estuary, lake or dam.
probable maximum flood (PMF)	The largest flood that could conceivably occur at a particular location.
zone of significant flow	That area of the floodplain where a significant discharge of water occurs during floods. Should the area within this boundary be fully or partially blocked, a significant distribution of flood flows or increase in flood levels would occur.

APPENDIX F

Proposal Concept Design



01 SITE PLAN

NOTES:

1. THE PROPOSED TRUCK PARKING, DRIVEWAYS AND MANOUVERING AREA ARE DESIGNED IN ACCORDANCE WITH AS2890.1 & AS 2890.2
2. PROPOSED NEW DRIVEWAYS ARE OFFSET FROM EXISITNG TRANSMISSION STRUCTURE BY 6m IN ACCORDANCE WITH "TRANSGRID EASEMENT GUIDELINES FOR THIRD PARTY DEVELOPMENT"

ISSUE	REV.	DESCRIPTION	DATE
E	01	ISSUE FOR DEVELOPMENT APPLICATION Give way sign & line marking added	01.03.16
D	01	ISSUE FOR INFORMATION	23.12.15
C	01	ISSUE FOR INFORMATION	21.12.15
B	01	ISSUE FOR INFORMATION	17.12.15
A	01	ISSUE FOR INFORMATION	15.12.15

SBA ARCHITECTS
Commercial Industrial Residential Retail Interior Design
Suite 702, 83 Mount Street, North Sydney NSW 2060
T 02 9929 9988 F 02 9929 8899
E Info@sbaarch.com.au W www.sbaarch.com.au

CLIENT
AATKings
Bringing Australia & New Zealand to life

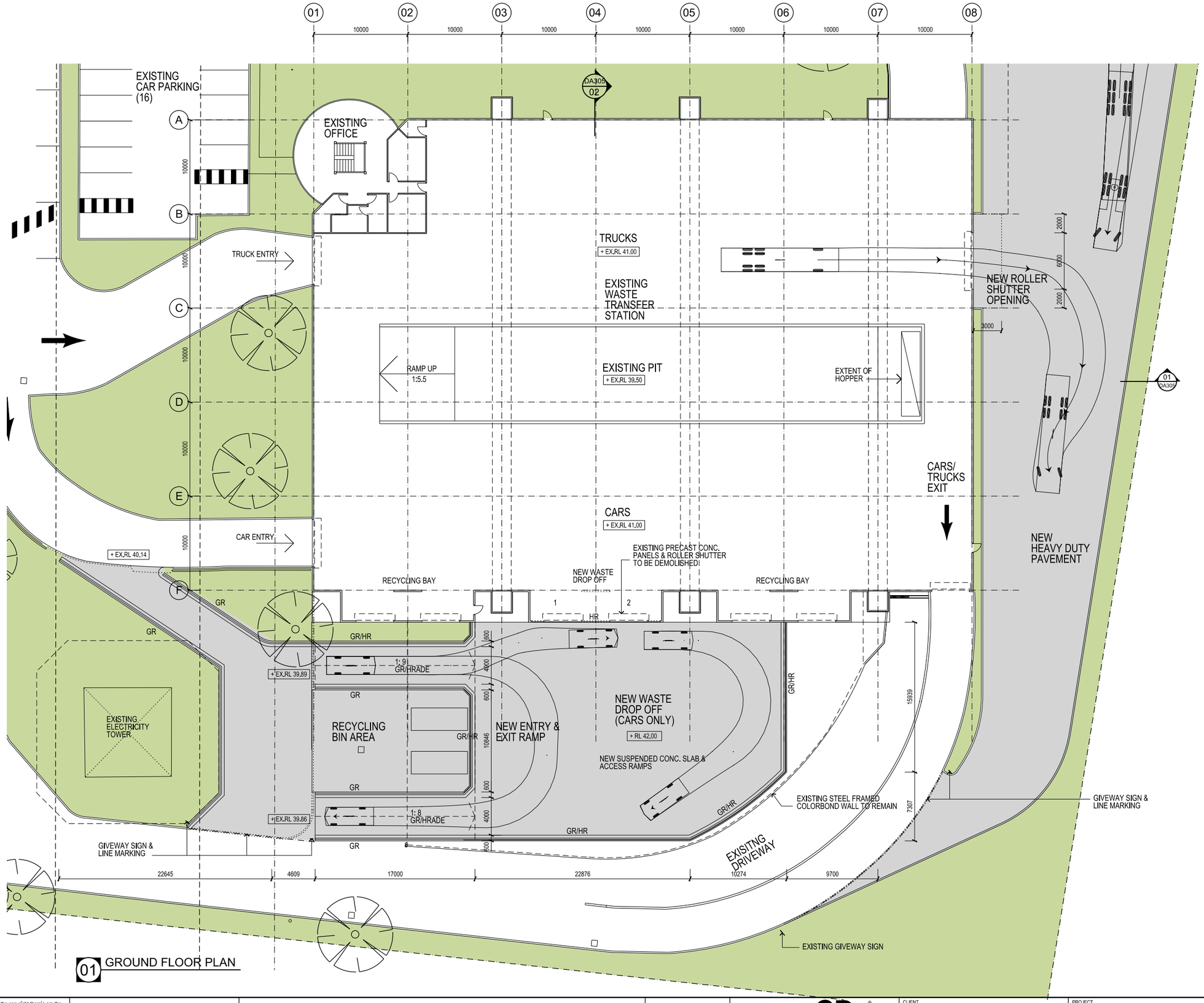
PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
Site Plan

DATE	##.##.####
SCALE	1:400@A1 1:800@A3
DRAWN	SBA
CHECKED	
APPROVED	

PROJECT No. 15211

DWG No. DA 101 ISSUE E



NOTE:

GR - 600mm HIGH ARMCO GUARD RAIL

HR - 1000mm GALV. STEEL BALUSTRADE

01 GROUND FLOOR PLAN

ISSUE	REV.	DESCRIPTION	DATE
E	01	ISSUE FOR DEVELOPMENT APPLICATION	01.03.16
D	01	ISSUE FOR INFORMATION	23.12.15
C	01	ISSUE FOR INFORMATION	21.12.15
B	01	ISSUE FOR INFORMATION	17.12.15
A	01	ISSUE FOR INFORMATION	15.12.15

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CLIENT

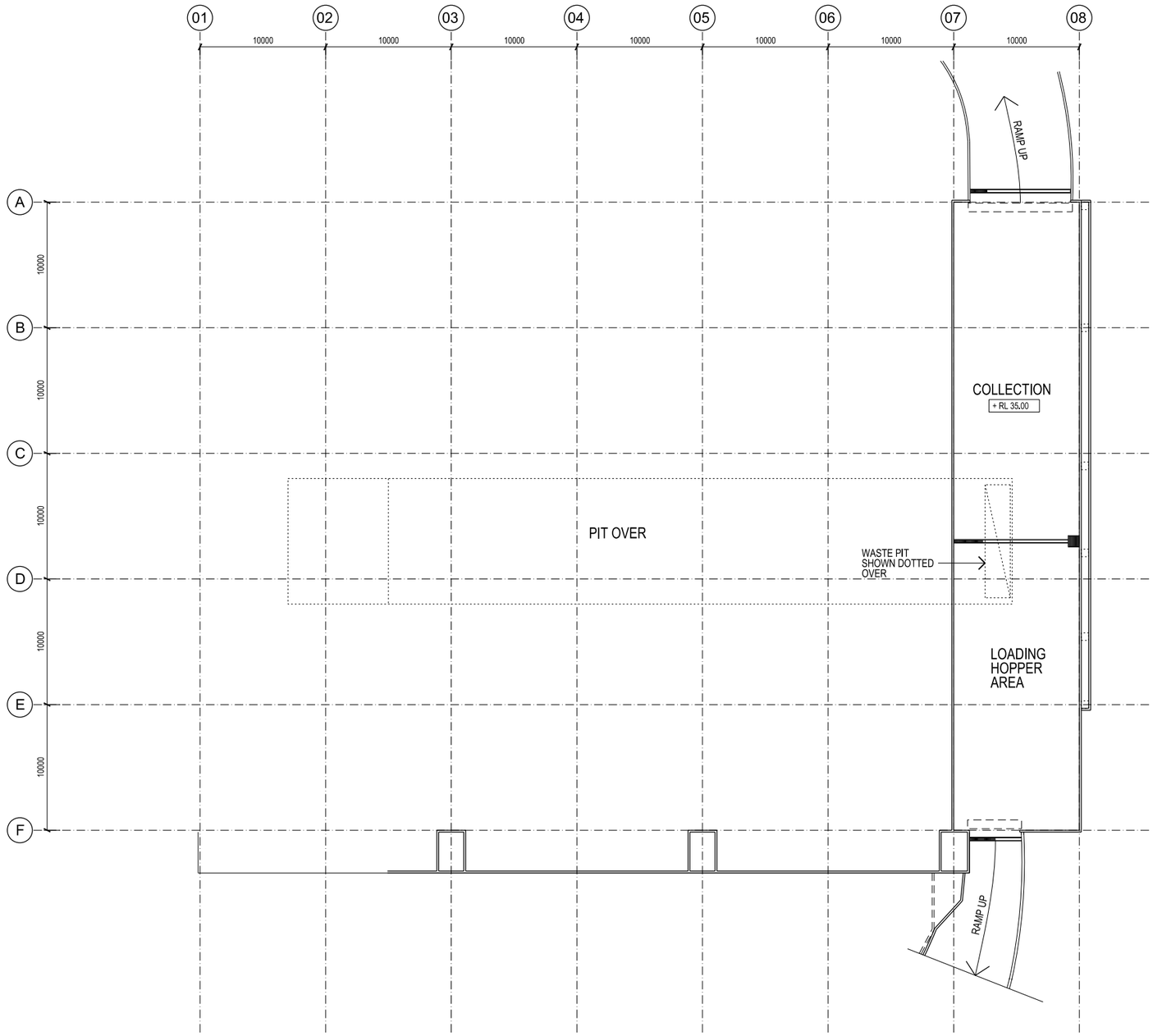
PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
GR/HRound Floor Plan

DATE	##.##.####
SCALE	1:200@A1 1:400@A3
DRAWN	SBA
CHECKED	
APPROVED	

PROJECT No. 15233

DWG No. DA 201 ISSUE E



01 LOWER GROUND FLOOR PLAN

ISSUE	REV.	DESCRIPTION	DATE
A	01	ISSUE FOR DEVELOPMENT APPLICATION	01.03.2016

SBA ARCHITECTS
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CLIENT

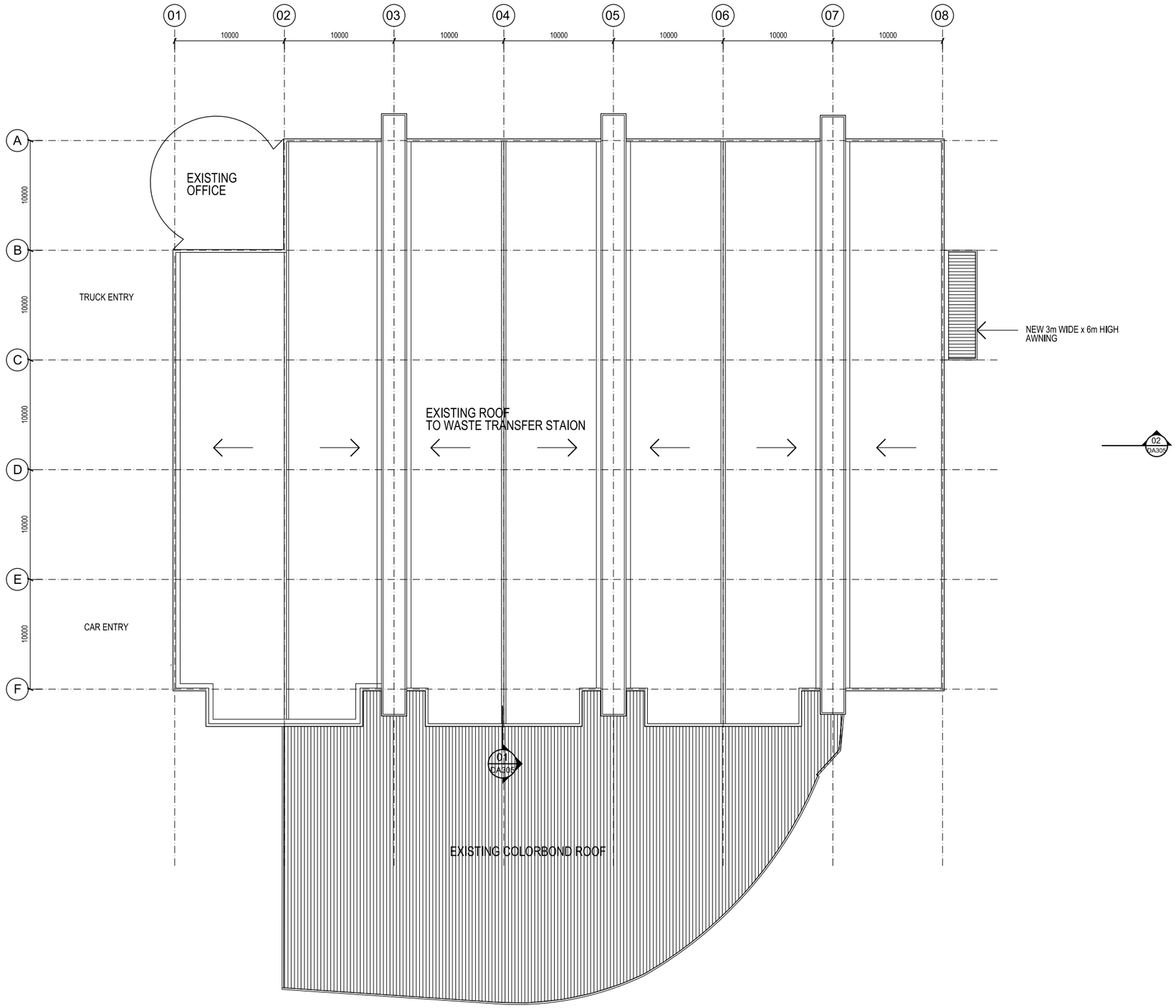
PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
Lower Ground Floor Plan

DATE	##.##.####
SCALE	1:200@A1 1:400@A3
DRAWN	SBA
CHECKED	
APPROVED	

PROJECT No. 15233

DWG No. DA 202 ISSUE A



01 GROUND FLOOR PLAN

ISSUE	REV.	DESCRIPTION	DATE
D	01	ISSUE FOR DEVELOPMENT APPLICATION	01.03.16
C	01	ISSUE FOR INFORMATION	23.12.15
B	01	ISSUE FOR INFORMATION	21.12.15
A	01	ISSUE FOR INFORMATION	15.12.15

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CLIENT

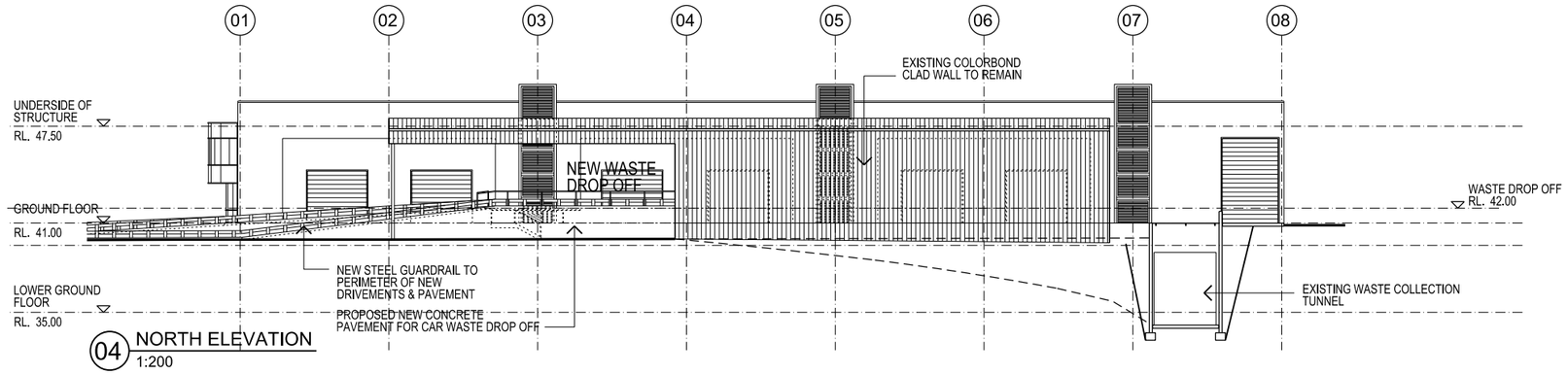
PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
Roof Plan

DATE	##.##.####
SCALE	1:200@A1 1:400@A3
DRAWN	SBA
CHECKED	
APPROVED	

PROJECT No.
15233

DWG No. DA 203
ISSUE D



04 NORTH ELEVATION
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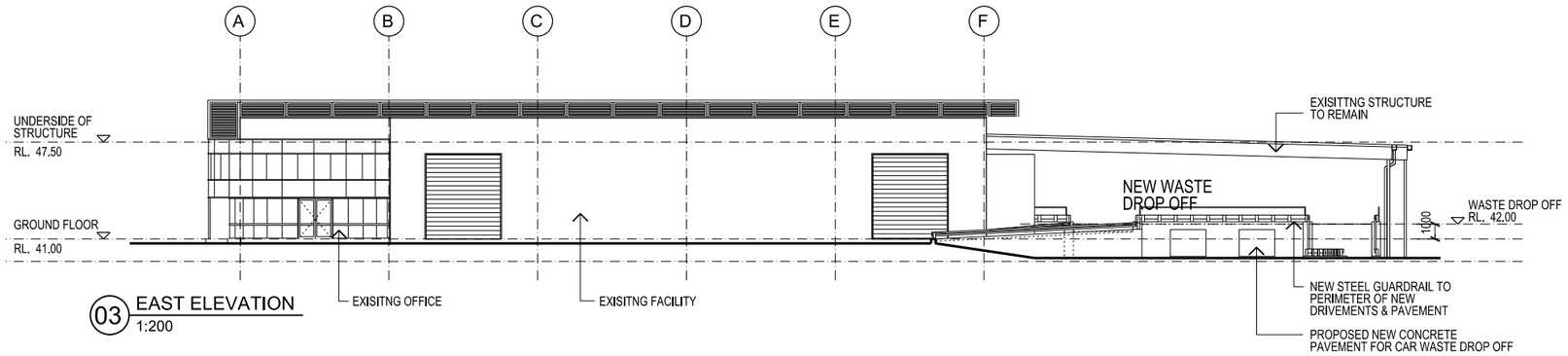

03 EAST ELEVATION
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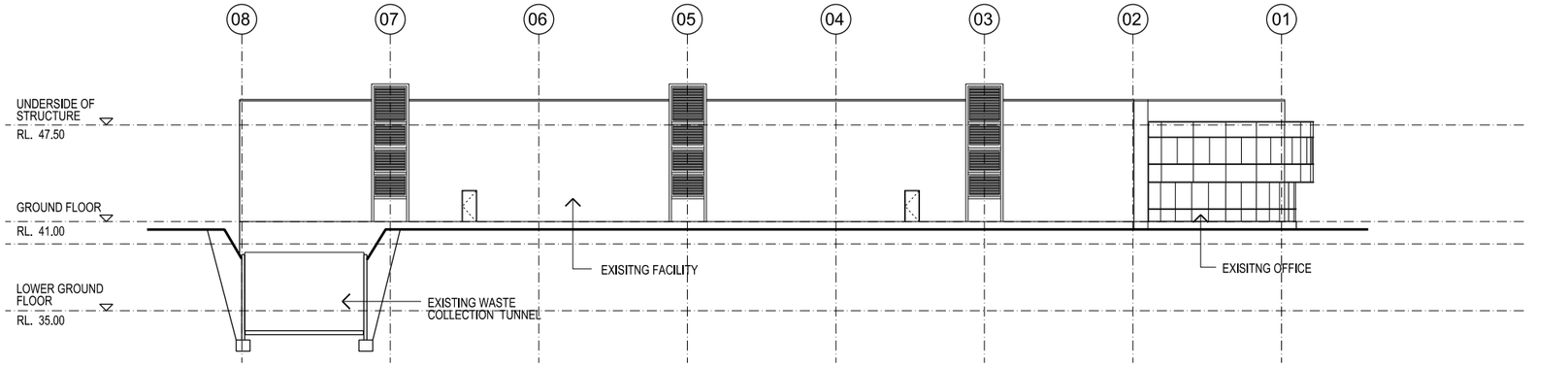

02 SOUTH ELEVATION
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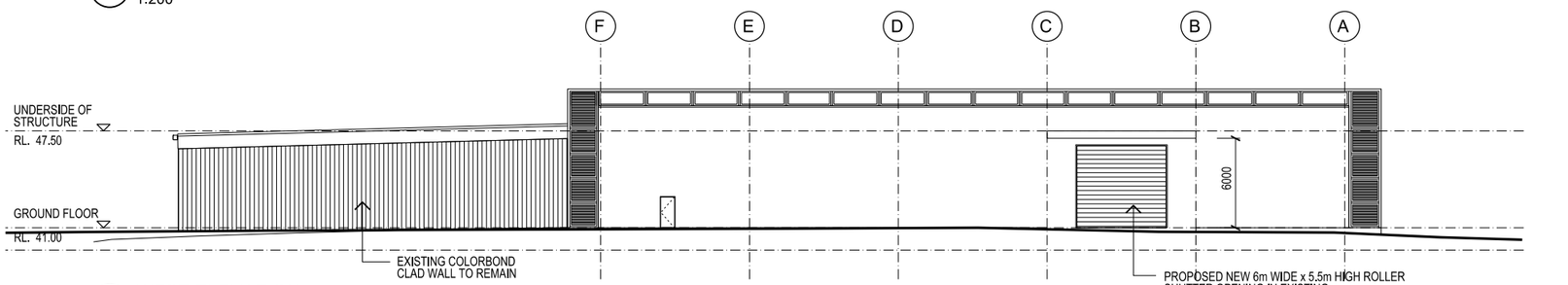

01 WEST ELEVATION
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ISSUE	REV.	DESCRIPTION	DATE
D	01	ISSUE FOR DEVELOPMENT APPLICATION	01.03.16
C	01	ISSUE FOR INFORMATION	23.12.15
B	01	ISSUE FOR INFORMATION	21.12.15
A	01	ISSUE FOR INFORMATION	17.12.15

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E info@sbaarch.com.au W www.sbaarch.com.au

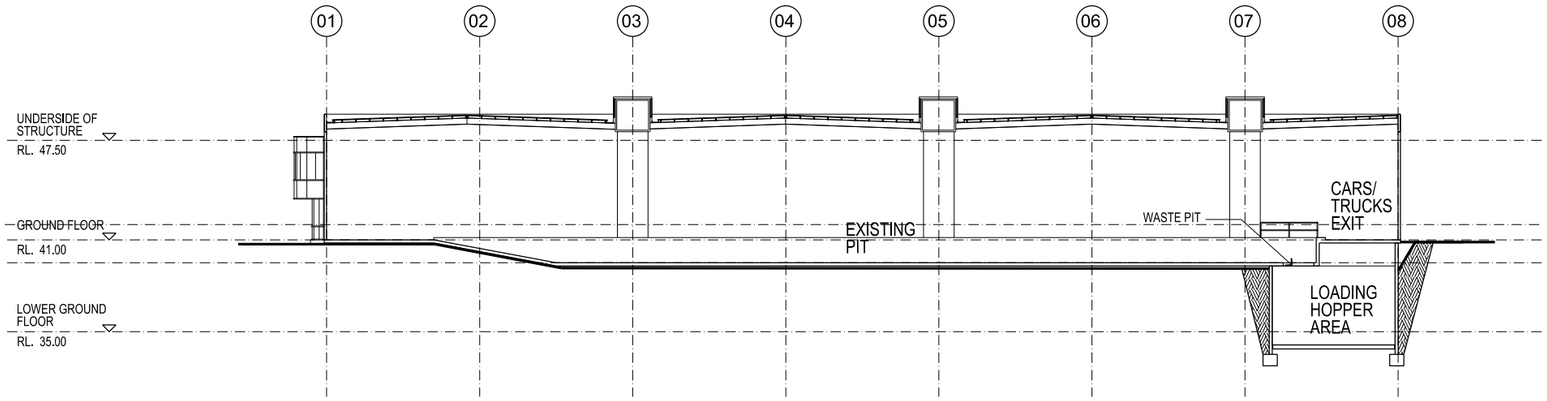
CLIENT

PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
Elevations

DATE ##.##.####
SCALE 1:200@A1 1:400@A3
DRAWN SBA
CHECKED
APPROVED

PROJECT No. 15233
DWG No. DA 301
ISSUE D



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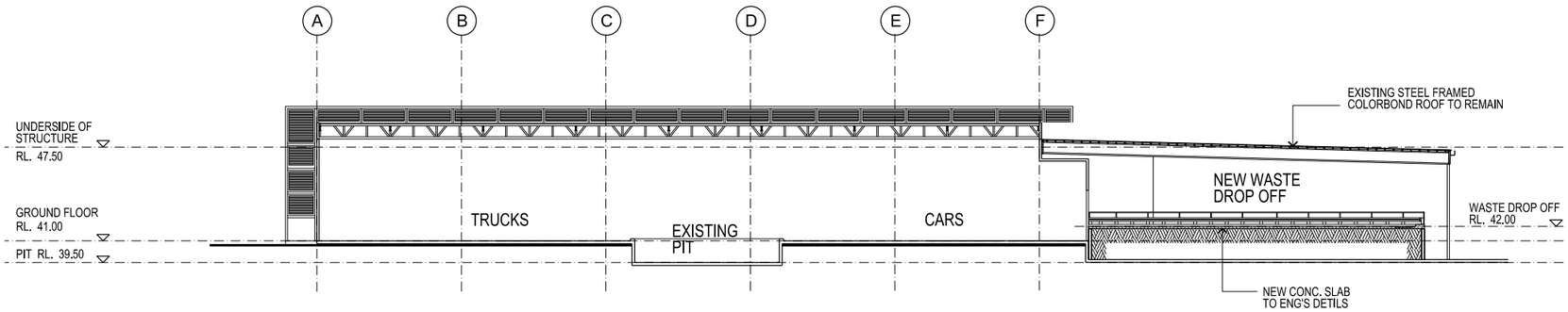

02 SECTION
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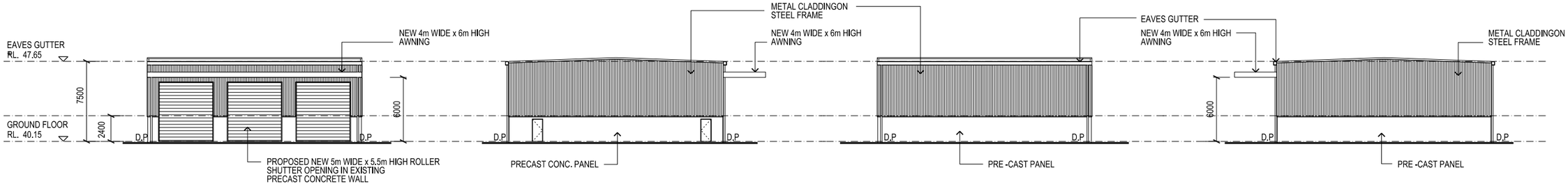

03 NORTH ELEVATION
1:200

04 EAST ELEVATION
1:200

05 SOUTH ELEVATION
1:200

06 WEST ELEVATION
1:200

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING. ALL DIMENSIONS TO BE CHECKED ON SITE

THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED & ISSUED FOR CONSTRUCTION

ISSUE	REV.	DESCRIPTION	DATE
D	01	ISSUE FOR DEVELOPMENT APPLICATION	01.03.16
C	01	ISSUE FOR INFORMATION	23.12.15
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CLIENT

PROJECT
AAT KINGS
Workshop Refurbishment

TITLE
Sections &
Work Shop Elevations

DATE ##.##.####
SCALE 1:200@A1 1:400@A3
DRAWN SBA
CHECKED
APPROVED

PROJECT No. 15233
DWG No. DA 305
ISSUE D

APPENDIX G

QC Report

Cost Plan Summary

Project: SBA Architecs
Details: Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
	NOTES				
	DEMOLITION				
1	DEMOLITIONS & PREPARATORY WORKS	5,252	m2	16.39	86,094
	SUBTOTAL DEMOLITION WORKS	**5,252**	**m2**	**16.39**	**86,094**
	BUILDING WORKS				
2	SUBSTRUCTURE	400	m2	213.00	85,200
3	COLUMNS	400	m2	0.00	0
4	UPPER FLOORS	400	m2	0.00	0
5	STAIRCASES	400	m2	0.00	0
6	ROOF	400	m2	310.83	124,330
7	EXTERNAL WALLS	400	m2	271.25	108,501
8	EXTERNAL DOORS	400	m2	162.25	64,900
9	INTERNAL WALLS & SCREENS	400	m2	0.00	0
10	INTERNAL DOORS	400	m2	0.00	0
11	WALL FINISHES	400	m2	0.00	0
12	FLOOR FINISHES	400	m2	10.00	4,000
13	CEILING FINISHES	400	m2	0.00	0
14	FITMENTS	400	m2	33.75	13,500
15	HYDRAULIC SERVICE	400	m2	40.69	16,275
16	MECHANICAL SERVICES	400	m2	26.25	10,500
17	FIRE SERVICES	400	m2	42.00	16,800
18	ELECTRIC POWER & LIGHTING	400	m2	89.25	35,700
	SUBTOTAL BUILDING WORKS	**400**	**m2**	**1,199.27**	**479,706**
	EXTERNAL WORKS				
19	SITEWORKS & SERVICES	5,252	m2	224.57	1,179,456
20	STORMWATER FIRST FLUSH	5,252	m2	38.02	199,695
	SUBTOTAL EXTERNAL WORKS	**5,252**	**m2**	**262.60**	**1,379,151**
21	PRELIMINARIES & MARGIN - 15%				291,743
	TOTAL CONSTRUCTION COST EXCLUDING CONTINGENCIES	**5,652**	**m2**	**396**	**2,236,694**
22	DESIGN CONTINGENCY (10%)				223,669
23	CONSTRUCTION CONTINGENCY (10%)				246,036
	SUBTOTAL 2 - CONSTRUCTION ESTIMATE (INCL. CONTINGENCIES)	**5,652**	**m2**	**479**	**2,706,399**
24	CONSULTANT FEES (8%)				216,512
25	OTHER FEES & CHARGES (2%) - TBA				58,458
	SUBTOTAL 3 - TOTAL DEVELOPMENT ESTIMATE (EXCL. GST)	**5,652**	**m2**	**527**	**2,981,369**
26	GST				298,137
	TOTAL DEVELOPMENT ESTIMATE (INCL. GST)	**5,652**	**m2**	**580**	**3,279,506**

Cost Plan Summary

Project: SBA Architecs
Details: Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

Description	Quantity	Unit	Rate	Total
TOTAL				**3,279,506**

Cost Plan Detail

Project: SBA Architecs
Details: Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
1	**NOTES**				
	Basis of Estimate				
1	The Cost plan is based on Drawings Issue for Development Application Rev. E received from Greg Baird, Director of SBA Architects, as listed below :				
	Architectural from SBA Architects dated 01.03.16				
2	DA 101 E - Site Plan				
3	DA 201 E - Ground Plan				
4	DA 202 A - Lower Ground Plan				
5	DA 301 D - Elevations				
6	DA 305 D - Sections				
	Environmental Assessment Report from Gloder Associates dated February 2016				
7	Increase Capacity for Putrecible Waste at Wetherill Park Transfer Station - Part E Soil and Water - Report				
	Client / Architect				
8	Greg Baird - SBA Architects				
	Assumptions				
	This cost plan allow for the more expensive option for the stormwater First Flush System which is the above ground storage tank option, estimate cost $200K as per the elemental No.20 Stormwater First Flush System. Please note if sedimentation option is preferred, we estimate saving of $19K				
9	A reinforced concrete block retaining wall has been allowed to a high of 2.2m from Ground Level to New Waste Drop Off Area				
10	Existing slab area to covered area of Recycling Plant is remain, no allowance to demolish existing				
11	Provisional allowance for line marking - $15K				
12	Use existing slab to recycling bin area				
13	Design contingency has been included at 10%				
14	Construction contingency has been included at 10%				
15	Consultant fees have been included at 8%				
16	An allowance for other fees and charges has been included at 2%				
17	Allowance for VENM soil classification with respect to removal of surplus soil from site has been allowed				
18	Allowance for rainwater tank (2,000L) to Workshop building				
	Exclusions				
19	General solid waste soil classification with respect to removal of surplus soil from site (disposal)				
20	Miscellaneous external fitment, fittings & signage				
21	External corporate signage, commercial signage and way finding signage				
22	Entrance / boom gates				
23	Security fencing to perimeter of site				
24	Gas connection				
25	Water connection				

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
1	**NOTES**				*(Continued)*
26	Landscape work to existing grass area to internal side area of existing Waste Transfer Station				
27	Escalation beyond start on site date of September 2016				
28	Substation Equipment				
29	CCTV, access control & alarm system				
	NOTES				**0**
2	**DEMOLITIONS & PREPARATORY WORKS**				
	Notes :				
1	Allowances for hoardings etc. are included in Preliminaries		note		
2	We assumed there are no existing structures on site for proposed workshop area		note		
3	Allowance for removing redundant services under the site excluded		note		
4	Allowance for re-directing services excluded		note		
5	Allowance for propping of adjacent structures during construction excluded		item		
6	Hazardous materials excluded		note		
	Site Preparations & Bulk Excavations				
7	Allow for clearing, grubbing and removing from site vegetation and foreign material from the entire site	4,548	m2	3.00	13,644
8	Bulk excavation across site (Provisional Allowance 300mm deep)	1,365	m3	5.00	6,825
9	Balanced cut & fill to achieve reduced levels	1,365	m3	7.00	9,555
	Subtotal				30,024
	Demolition - External Works				
10	Remove external hardscaping to timber recycling area to northern boundary of external site area and prepare for new construction	1,604	m2	15.00	24,060
11	Remove existing kerb	47	m	30.00	1,410
12	Remove existing trees	16	no.	400.00	6,400
13	Allow for provide tree protection fencing to trees	1	item	2,500.00	2,500
	Subtotal				34,370
	Demolition - Existing Waste Transfer Station				
14	Removal of existing roller shutter and disposal of debris off site	2	no	1,500.00	3,000
15	Form new opening (6000mm wide x 5500mm high) to existing precast concrete walls including removal of debris	1	no	8,500.00	8,500
16	Provide structural steel support to new opening including loose plates and connections	17	m	600.00	10,200
	Subtotal				21,700
	DEMOLITIONS & PREPARATORY WORKS				**86,094**
3	**SUBSTRUCTURE**				
	Foundations		head2		
1	Unit allowance for pad foundations Workshop (Provision)	400	m2	15.00	6,000
2	Strip footing	80	m	250.00	20,000

Cost Plan Detail

Project: SBA Architecs
Details: Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
3	**SUBSTRUCTURE**				*(Continued)*
	Excavation/Fill		head2		
3	Allowance for detailed excavation / filling; to footings and the like	400	m2	5.00	2,000
	Ground slab		head2		
4	Unit rate for ground slab including concrete, reinforcement, formwork etc; to Workshop Generally; 150mm thick slab with mesh and steel reinforcement & damp proof membrane laid on a sand bed	400	m2	135.00	54,000
	Design Joints		head2		
5	Unit allowance for design joints to Workshop	400	m2	8.00	3,200
	SUBSTRUCTURE				**85,200**
4	**COLUMNS**				
	COLUMNS		HEAD1		
1	Unit allowance for columns; Workshop (Included in roof steel)		Note		
	COLUMNS				**0**
5	**UPPER FLOORS**				
1	Element not used		Note		
	UPPER FLOORS				**0**
6	**STAIRCASES**				
1	Element not used		Note		
	STAIRCASES				**0**
7	**ROOF**				
	Roof Structure		head2		
	Unit allowance for structural steel roof framing;		head3		
1	Warehouse (rate 21kg/m2)	8.40	tn	5,000.00	42,000
2	Purlins to steel roof spaced @ 1200mm centres	333	m	30.00	9,990
	Subtotal				51,990
	Metal Deck Roof		head2		
3	Allowance for colorbond zincalume metal deck roof including secondary support framework (assume 3% for pitch)	400	m2	55.00	22,000
4	Extra Over the above for translucent sheeting (assumed 20% of roof cover)	80	m2	30.00	2,400
5	Extra over for insulation complete with wire mesh	400	m2	20.00	8,000
6	Extra over for ridge piece	20	m	120.00	2,400
	Subtotal				34,800
	Roof drainage		head2		
7	Eaves gutter	40	m	150.00	6,000
8	150mm downpipe :[8 no]	60	m	75.00	4,500
9	Rain water head	8	no	250.00	2,000
	Subtotal				12,500
	Roof Awning		head2		

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
7	**ROOF**				*(Continued)*
10	Structural awning to Workshop awning (rate 18.40kg/m2)	1.47	tn	5,000.00	7,350
11	Allowance for colorbond zincalume metal deck roof to awning including secondary support framework (assume 3% for pitch)	80	m2	40.00	3,200
12	Extra Over the above for translucent sheeting (assumed 20% of roof cover)	16	m2	30.00	480
13	Purlins to steel roof awning spaced @ 1200mm centres	67	m	30.00	2,010
14	Allow for roof drainage as required	80	m2	25.00	2,000
	Subtotal				15,040
	Roof Safety System		head2		
15	Provision for roof access and safety system	1	item	10,000.00	10,000
	ROOF				**124,330**
8	**EXTERNAL WALLS**				
	Precast Concrete Panel		head2		
1	Precast concrete panels; complete with proprietary finish; 2.4m high to Workshop	152	m2	320.00	48,640
	Metal Wall Cladding		head2		
2	Unit rate for colorbond wall cladding; 7.5m high at workshop areas incl. framing	354	m2	115.00	40,710
3	Extra over for louvre to main shed (allow 5% area)	18	m2	250.00	4,425
4	Unit rate for colorbond fascia cladding	80	m	100.00	8,000
5	Extra over for insulation complete with wire mesh, sarking, foil and insulation	336	m2	20.00	6,726
	EXTERNAL WALLS				**108,501**
9	**EXTERNAL DOORS**				
	WORKSHOP				
	Roller Shutter Doors		head2		
1	5000 wide x 5500 high galvanised steel roller shutters; including motorised electric opening mechanism to Workshop	3	no.	15,000.00	45,000
	Fire Doors		head2		
2	Fire rated single solid core door including all frames and hardware complete to Workshop	2	no	1,200.00	2,400
	WASTE TRANSFER STATION				
	Roller Shutter Doors		head2		
3	6000 wide x 5500 high galvanised steel roller shutters; including motorised electric opening mechanism to existing Waste Transfer Station	1	no.	17,500.00	17,500
	EXTERNAL DOORS				**64,900**
10	**INTERNAL WALLS & SCREENS**				
1	Element not used		Note		
	INTERNAL WALLS & SCREENS				**0**
11	**INTERNAL DOORS**				

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
11	**INTERNAL DOORS**				*(Continued)*
1	Element not used		Note		
	INTERNAL DOORS				**0**
12	**WALL FINISHES**				
1	Element not used		Note		
	WALL FINISHES				**0**
13	**FLOOR FINISHES**				
	Concrete sealer				
1	Sealer to concrete slab	400	m2	10.00	4,000
	FLOOR FINISHES				**4,000**
14	**CEILING FINISHES**				
1	Element not used		Note		
	CEILING FINISHES				**0**
15	**FITMENTS**				
	Workshop Metalwork		Head2		
1	Allowance for miscellaneous bollards, angle protectors, pipeworks protection & crash barriers etc		item		10,000
	Sundry Fitout		Head2		
2	General signage		item		2,000
3	Statutory signage		item		1,500
4	Allowance for loose furniture / fittings		item		Excl.
5	Special equipment to workshop		item		Excl.
	FITMENTS				**13,500**
16	**HYDRAULIC SERVICE**				
	HYDRAULIC INSTALLATIONS				
1	Unit allowance for hydraulic services; to Workshop	400	m2	30.00	12,000
2	2,000 L rain water tank to Workshop building	1	item	3,500.00	3,500
3	Builders Work In Connection with Services (5%)		item		775
	HYDRAULIC SERVICE				**16,275**
17	**MECHANICAL SERVICES**				
	MECHANICAL INSTALLATIONS				
1	Unit allowance for mechanical services; to Warehouse (roof ventilation)	400	m2	25.00	10,000
2	Builders Work In Connection with Services		item		500
	MECHANICAL SERVICES				**10,500**
18	**FIRE SERVICES**				
	FIRE PROTECTION INSTALLATIONS				
1	Unit allowance for fire services; to Workshop	400	m2	40.00	16,000

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
18	**FIRE SERVICES**				*(Continued)*
2	Builders Work In Connection with Services (5%)		item		800
	FIRE SERVICES				**16,800**
19	**ELECTRIC POWER & LIGHTING**				
	ELECTRICAL INSTALLATIONS				
1	Unit allowance for power, lighting, comms; to Workshop	400	m2	75.00	30,000
2	Unit allowance for power & lighting; to Awning area	80	m2	50.00	4,000
3	Allowance for security system comprising swipe card access, CCTV security cameras, alarm, etc.		Item		Excl.
4	Builders Work In Connection with Services (5%)		item		1,700
	ELECTRIC POWER & LIGHTING				**35,700**
20	**SITEWORKS & SERVICES**				
	EXTERNAL WORKS				
	Notes				
1	Use existing slab to recycling bin area		note		
2	No allowance to demolish existing slab to covered area recycling plant		note		
3	External corporate signage, commercial signage and way finding signage excluded		note		
4	Entrance / boom gates excluded		note		
5	Security fencing to perimeter of site excluded		note		
	Carparking and Internal Roads		head2		
6	Unit rate for suspended concrete floors and ramp to new waste drop off area	907	m2	275.00	249,425
7	Extra over suspended concrete floors for ramp	171	m2	50.00	8,550
8	Unit allowance for column to new suspended concrete slab	907	m2	30.00	27,210
9	Unit allowance for pad footing to new suspended concrete slab	907	m2	15.00	13,605
10	Unit allowance for heavy duty pavement, truck parking and the like area	4,149	m2	100.00	414,900
11	Undercroft wall below new waste drop off area; allow for RC block wall with no finishes to perimeter	331	m2	300.00	99,300
12	Allow for 400 x 500mm deep strip footing	167	m	210.00	35,070
13	450mm height Steel guardrail to perimeter of new waste drop off area	188	m	115.00	21,620
14	1000mm height Steel handdrail to perimeter of new waste drop off area	149	m	305.00	45,445
15	Allow for steel guardrail between new waste drop off area and existing waste transfer station	9	m	150.00	1,350
16	Concrete kerb	416	m	75.00	31,200
17	Allow for joint between new and existing slab	134	m	125.00	16,750
	Subtotal				964,425
	Landscaping				
18	Unit allowance for Soft Landscaping	1,251	m2	30.00	37,530
	Subtotal				1,001,955
	STORMWATER SERVICES				

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
20	**SITEWORKS & SERVICES**				*(Continued)*
	Site / External Services		head2		
19	Allow for ave. 300mm dia pipe and trench along central of heavy duty pavement	250	m	280.00	70,000
20	Allow for stormwater back inlet pit @ 30m centres	11	no	2,500.00	27,500
21	Allow for connection to existing stormwater	1	item	5,000.00	5,000
	Subtotal				102,500
	EXTERNAL LIGHTING				
22	External lighting to internal road / trailer parking, allow 70W LED Pole mounted street light comprising 10.5m high pole with 1.5m out reach including post and footings	7	no	7,500.00	52,500
	SUNDRY ITEMS				
23	Allowance for make good existing fencing	1	item	5,000.00	5,000
24	Allowance for traffic sign include pole and footing	1	item	2,500.00	2,500
25	Allowance for line marking	1	item	15,000.00	15,000
	SITEWORKS & SERVICES				**1,179,455**
21	**STORMWATER FIRST FLUSH**				
	STORMWATER FIRST FLUSH				
	Sedimentation Option		head2		
	Unit allowance for stormwater services with sedimentation option, as below :		note		
1	Allowance for stormwater sedimentation basin, consist of excavation 400m2 of grassed area with ave. 500mm deep incl. matting, planting and vegetation	400	m2	50.00	20,000
2	Allow for 525mm RCP grade 4 storm pipe including excavation ave. 1.6m deep, removal of soil and backfill with approved fill	191	m	395.00	75,445
3	Allow for ave. 525mm dia RCP pipe and trench from trailer parking towards Davis Road	40	m	395.00	15,800
4	Allow for 600 x 900mm stormwater pit with heavy duty grate / cover Class 'D'	3	no	4,000.00	12,000
5	Allow for proprietary gross pollutant trap	1	no	20,000.00	20,000
6	Allow for sump pump system	2	no	10,000.00	20,000
7	Allow for head wall and rock stabilisation	1	no	7,500.00	7,500
8	Allow for connection to existing stormwater to Davis Road	1	item	10,000.00	10,000
	Subtotal				**180,745**
	Above Ground Storage Tank Option		head2		
	Extra over stormwater services with sedimentation option for 60,000 L above ground storage tank option, as below :		note		
9	Allow for Rhino 60,000 L tank above ground, approx. size 5826mm dia x 2200mm high incl. ladder and steel galvanised platform	1	no	35,000.00	35,000
10	Allow 150mm thick base concrete slab below tank / concrete plinth	42	m2	105.00	4,410
11	Allow for 500mm x 250mm thick edge beam	26	m	160.00	4,160
12	Allow for planting, shrub to screen above ground storage tank to the perimeter	24	m	120.00	2,880
	Omit below items from Sedimentation Option		note		

Project: SBA Architecs **Details:** Budget Estimate 01
Building: Waste Transfer Station Wetherill Park

	Description	Quantity	Unit	Rate	Total
21	**STORMWATER FIRST FLUSH**				*(Continued)*
13	Omit for stormwater sedimentation basin (Item. 1 above)	-400	m2	50.00	-20,000
14	Omit for head wall and rock stabilisation (Item. 7 above)	-1	no	7,500.00	-7,500
	Subtotal				18,950
	STORMWATER FIRST FLUSH				**199,695**
					1,944,950

APPENDIX H

Community Engagement and Consultation Materials

18 December 2015

Recycling & Recovery Australia

Dear Sir or Madam

Wetherill Park Resource Recovery Facility Upgrade

I am writing to you to inform you that SUEZ is seeking to invest in our Wetherill Park Transfer Station.

The purpose built facility provides essential waste management and resource recovery infrastructure to service Western Sydney. The proposal ultimately proposes to upgrade the facility to separate domestic drop-off arrangements from commercial waste streams to improve accessibility, safety and efficiency of the operations. We are seeking approval to:

- Increase the putrescible waste handling capacity from 10,000 tonnes per annum (tpa) to 140,000 tpa.
- Reconfigure on-site traffic and increase site truck parking
- Build a new workshop and storage area

As part of the development, we are seeking feedback from our neighbours. As with any new development, we understand there may be questions about the proposal. We have provided some answers to some of the common questions to traffic and air quality and odour concerns below.

Traffic
The facility accounts for less than 6% of the traffic on Davis Road. A traffic study has been completed and showed the site currently generates 46 movements during the AM peak hour and 48 movements during the PM peak hour. The proposal is expected to increase the movement to 70 in both the AM and the PM. SUEZ has undertaken intersection modelling which has concluded that there is sufficient capacity in the surrounding road network to cater for the anticipated traffic increase.

Air quality and odour
SUEZ has measures in place to prevent and mitigate odour from the facility and this will continue. SUEZ has not received any odour complaints at the facility since 2011. An air quality assessment in accordance with the NSW EPA approved methods has been undertaken and shows odour levels from the upgraded facility would not be perceived as a nuisance at nearby commercial properties.

If you require any further information or would like to arrange a meeting to discuss the project, please do not hesitate to contact me on (02) 9708 7853.

Alternatively, we have included a feedback form which provides an opportunity to express your feedback to the proposed upgrade of the facility. As it is coming up to the holiday season, we would appreciate your feedback by 22 January 2016. We wish you a very safe and merry holiday season.

Yours Sincerely

Carol Ng
Project Manager

Level 3, 3 Rider Boulevard, Rhodes NSW 2138 – PO Box 3500 Rhodes NSW 2138 – SembSITA Australia Pty Limited – ACN 002 658 255
Phone +61 2 8754 0000 – Fax +61 2 8754 0199 – www.suez.com.au
A joint venture with Sembcorp

Upgrade of the SUEZ Wetherill Park Resource Recovery Facility

Feedback form

You can provide feedback on the upgrade of the SUEZ Wetherill Park Resource Recovery Facility project by completing this form and placing it in the envelope provided and returning to the Wetherill Park Resource Recovery Facility located on 20 Davis Road, Wetherill Park. Alternatively you can send your feedback via: Email: carol.ng@suez-env.com.au or Phone: 02 9708 7853.

Contact Details

Name:_____ Phone Number: _____

Email Address: _____

Residential Address: _____

Mailing Address (if different): _____

Would you like to receive future project updates? Yes ☐ No ☐

1. **Do you have any specific comments about the proposed upgrade of the SUEZ Wetherill Park Resource Recovery Facility?**

_____

_____

_____

_____

_____

2. **What would you like to learn more about? (i.e. what information would be helpful to you?)**

_____

_____

_____

_____

_____

3. Do you have any other comments?

Thank you for your feedback

APPENDIX I

Water Balance

PROJECT:	Weatherill Park Waste Transfer Facility		
SUBJECT:	Water Usage		
JOB No.	147628002	DESIGNED BY: S. Waurich	DATE: 2/12/2015
TASK No.	2000	CHECKED BY: J. DeVita	DATE: 2/12/2015

ITEM		CURRENT USAGE			PROPOSED USAGE			ASSUMPTIONS
		L per use	Estimated number of uses	Total Water Use	L per use	Estimated number of uses	Total Water Use	
Personnel:	Toilet	1	33	33	1	48	48	- Each person/staff uses the bathroom 3 times per day
	Basin	0.5	33	16.5	0.5	48	24	- The dishwasher is run only once a day for current and proposed usage
	SUBTOTAL			**49.5**			**72**	
Landscape maintenance:		L per hour	Hours per day	Total Water Use	L per hour	Hours per day	Total Water Use	
	Garden sprinkler	1000	1.5	**1500**	1000	1.5	**1500**	
Dust Control		L per hour	Hours per day	Total Water Use	L per hour	Hours per day	Total Water Use	
	Hose	1000	1	**1000**	1000	1.25	**1250**	
Facility Wash-down:		L per hour	Hours per day	Total Water Use	L per hour	Hours per day	Total Water Use	- Only area around pit and load out chutes will need to be washed down
	Hose	1000	0.5	**500**	1000	0.5	**500**	- Increased size of proposed pit is not expected to increase wash-down time
Onsite Equipment Wheel Wash		# vehicles	L per use	Total Water Use	# vehicles	L per use	Total Water Use	
		3	15		4	15		
	SUBTOTAL		L (per day)	**45**		L (per day)	**60**	
Total Water Use (Facility):				**3095**			**3382**	

References: http://www.rwcc.nsw.gov.au/save-water/average-water-use/

Golder Associates	PROJECT:	Weatherill Park Waste Transfer Facility		
	SUBJECT:	Wastewater Production		
	JOB No.	147628002	DESIGNED BY: J. DeVita	DATE: 6/12/2015
	TASK No.	2000	CHECKED BY:	DATE:

ITEM		CURRENT PRODUCTION			PROPOSED PRODUCTION			ASSUMPTIONS
		L per use	Estimated number of uses	Total WW Produced	L per use	Estimated number of uses	Total WW Produced	
Personnel:	Toilet	1	33	33	1	66	66	- Each person/staff uses the bathroom 3 times per day
	Basin	0.5	33	16.5	0.5	66	33	- The dishwasher is run only once a day for current and proposed usage
	SUBTOTAL			**49.5**			**99**	
Leachate		L per tonne	tonne	Total WW	L per hour	tonne	Total WW	Leachate defined as moisture from incoming leachate. Daily tonnage based on 310
		0.3	419	**126**	0.5	742	**371**	operating days per year
Facility Wash-down:		L per hour	Hours per day	Total Water Use	L per hour	Hours per day	Total Water Use	- Only area around pit and load out chutes will need to be washed down
	Hose	300	0.5	**150**	300	0.5	**150**	
Onsite Equipment Wheel Wash		# vehicles	L per use	Total Water Use	# vehicles	L per use	Total Water Use	
		2	15		4	15		
			L (per day)	**30**		L (per day)	**60**	
Total Wastewater Produced (Facility):				**356**			**680**	
Total Wastewater Produced (to onsite waste water treatment plant):				**306**			**581**	