

cityscapeplanning+projects

STATEMENT OF ENVIRONMENTAL EFFECTS

PROPOSED PROCESSING FACILITY AND LANDSCAPING MATERIAL SUPPLIES

65-73 DUNHEVED CIRCUIT, ST MARYS

APRIL 2017

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DISCLAIMER

This report is provided to accompany a Development Application to be lodged on the subject land and is to be used for that purpose solely and for the client exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

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1.0 INTRODUCTION

Cityscape Planning + Projects has been engaged to prepare a Statement of Environmental Effects (SEE) to accompany an application to subdivide the subject site.

The report describes the proposed development and subject site and undertakes an assessment of the proposal against the *Environmental Planning & Assessment Act 1979*, as well as the aims, objectives and development provisions of Penrith LEP 2010 and its associated DCP.

It has been compiled, through on ground investigations, research, analysis and discussion with officers of Penrith City Council and the report is to be read in conjunction with the reports and plans that accompany the Development Application.

2.0 THE SUBJECT SITE

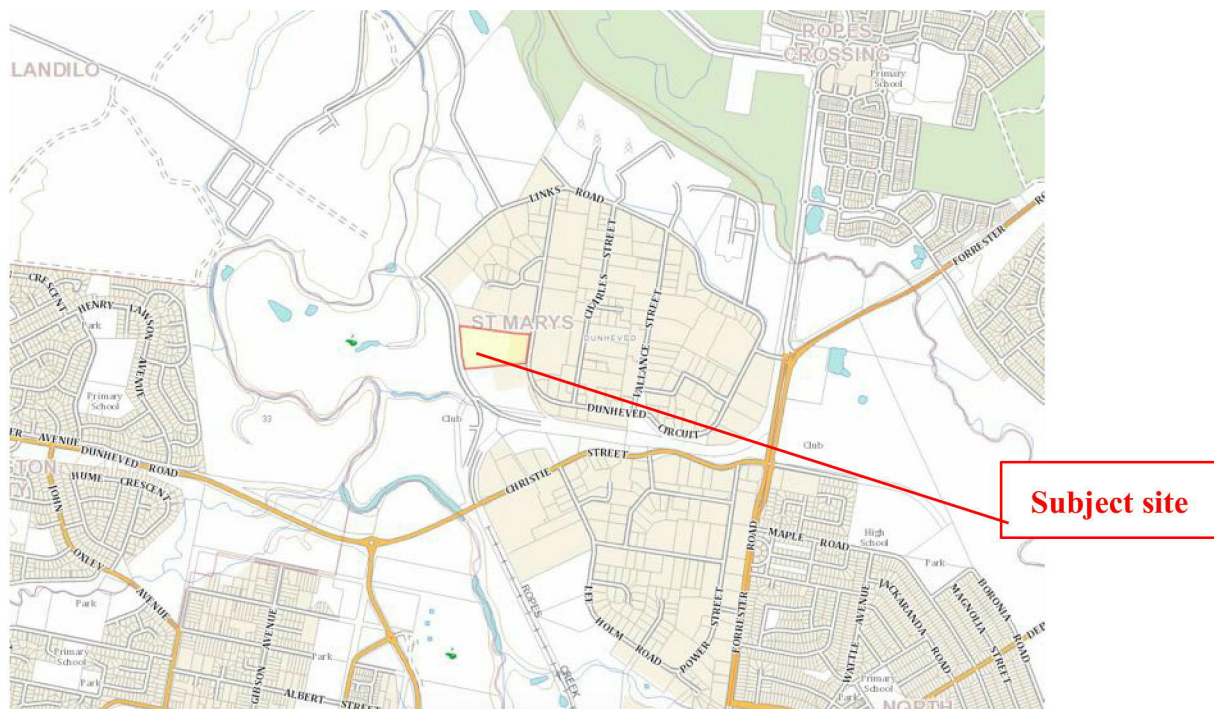
2.1 SITE DESCRIPTION

The subject site is a large irregular shaped parcel of land located on western side of Dunheved Circuit, approximately 600m south of its intersection with Links Rd. The site is known as 65-73 Dunheved Circuit but has the following real property description:

Lot: 1 **DP: 1175850**

Figure 1 provides a locational context plan for the site and Figure 2 provides a plan of the site cadastral arrangements. The subject DA only relates to the rear section of the site, which is identified at Figure 4.

FIGURE 1: LOCATION OF SITE



2.2 SITE DIMENSIONS

The site has a total area of approximately 4.1 ha. It is an irregular shaped allotment with a length of 510m along its southern boundary and a frontage of 120m to Dunheved Circuit.

2.3 TOPOGRAPHY + DRAINAGE

The site is located within an established industrial estate and parts of it have undergone significant development. The site is also relatively flat and drainage typically occurs within a formal and engineered stormwater network. A representation of the sites limited relief is demonstrated in the topographical plan provided at Figure 2.

The nearest watercourse to the subject site is located over 100m to its south.

The site and broader environs do not accommodate features of natural or topographical significance.

However, the site is affected by mainstream flooding from South Creek which is located approximately 400m to the west.

2.4 VEGETATION

The site has been largely cleared of natural vegetation as part of previous development. The cleared nature of the site is evident in the aerial photo provided at Figure 3.

FIGURE 2: SITE TOPOGRAPHY AND CADASTRAL ARRANGEMENTS



FIGURE 3: AERIAL PHOTO



FIGURE 4: SITE CONFIGURATION



2.5 BUSHFIRE HAZARD

The subject site is not identified as being bushfire prone on the relevant bushfire hazard map held at Councils office. An extract of that map is provided at Figure 5.

2.6 EXISTING DEVELOPMENT

The site has long been vacant and has no approved development or use activity.

2.7 ADJACENT DEVELOPMENT

Surrounding development is characterised by typical industrial development, which is represented by large industrial type warehouses with large vehicle parking and manoeuvring areas.

The nearest residential development is located over 1km to the east and west of the subject site.

Figure 6 provides a broader aerial photo that shows the industrial character of the site and its surrounds.

FIGURE 5: BUSHFIRE MAP



FIGURE 6: ADJACENT LAND USES



2.8 ACCESS + TRANSPORT

The site enjoys excellent vehicle access to the local and regional road network with direct linkages to the following major roads:

- Forrester Rd/Glossop St
- Great Western Hwy
- M4 Motorway

In addition, Forrester Rd and the local road network accommodate a local bus route that runs regular services to St Marys CBD and its rail station.

2.10 HERITAGE

A search of Council and NSW databases has confirmed that neither the subject site nor lands within the immediate vicinity of the site are identified as containing any identified items of Aboriginal or European heritage. Written confirmation of the absence of Aboriginal heritage is provided at Annexure A.

3.0 THE DEVELOPMENT

The development proposal seeks Council consent to the development and use of the site for industrial purposes. This development involves the following elements:

3.1 LAND USE

The proposed facility receives Virgin Excavated Natural Materials (VENM), predominantly soils and sandstone, and processes them into certified civil landscape materials for supply to the construction industry. No retail sale of landscape materials is proposed.

3.2 BUILT FORM

No new built forms are required to accompany this development other than temporary site office located adjacent to the site entry.

3.3 OPERATIONAL DETAILS

The operational procedures associated with the development involve the initial receipt of all material to the site. This process involves

correctly identifying all materials presented and formally accepting and receipting the material.

The validated material is then crushed and screened using large plant machinery prior to stockpiling into different size categories.

The finished product will then be made available to commercial builders and the who will collect

The proposed facility utilises heavy plant equipment including trucks, excavator and a 50 tonne mobile crusher as part of its operations.

Further detail about the proposed operational procedures is provided at Annexure B.

The proposed facility anticipates processing and transportation of a total of 100 tonnes of material per day equating to approximately 40 truck movements per day.

Proposed operating hours of the land use are provided below:

Monday – Friday: 6AM-7PM

Saturday: 6AM-7PM

The development will involve employment of 4-6 people.

4.0 STATUTORY SITUATION

4.1 PERMISSIBILITY

The subject site is zoned **IN1 – General Industrial** pursuant to Penrith LEP 2010. An extract of the relevant zoning map is provided at Figure 8.

The land use table to this zone identifies both *industries* and *landscaping material supplies* as a permissible land uses in the zone. The definition of a those land use is provided below:

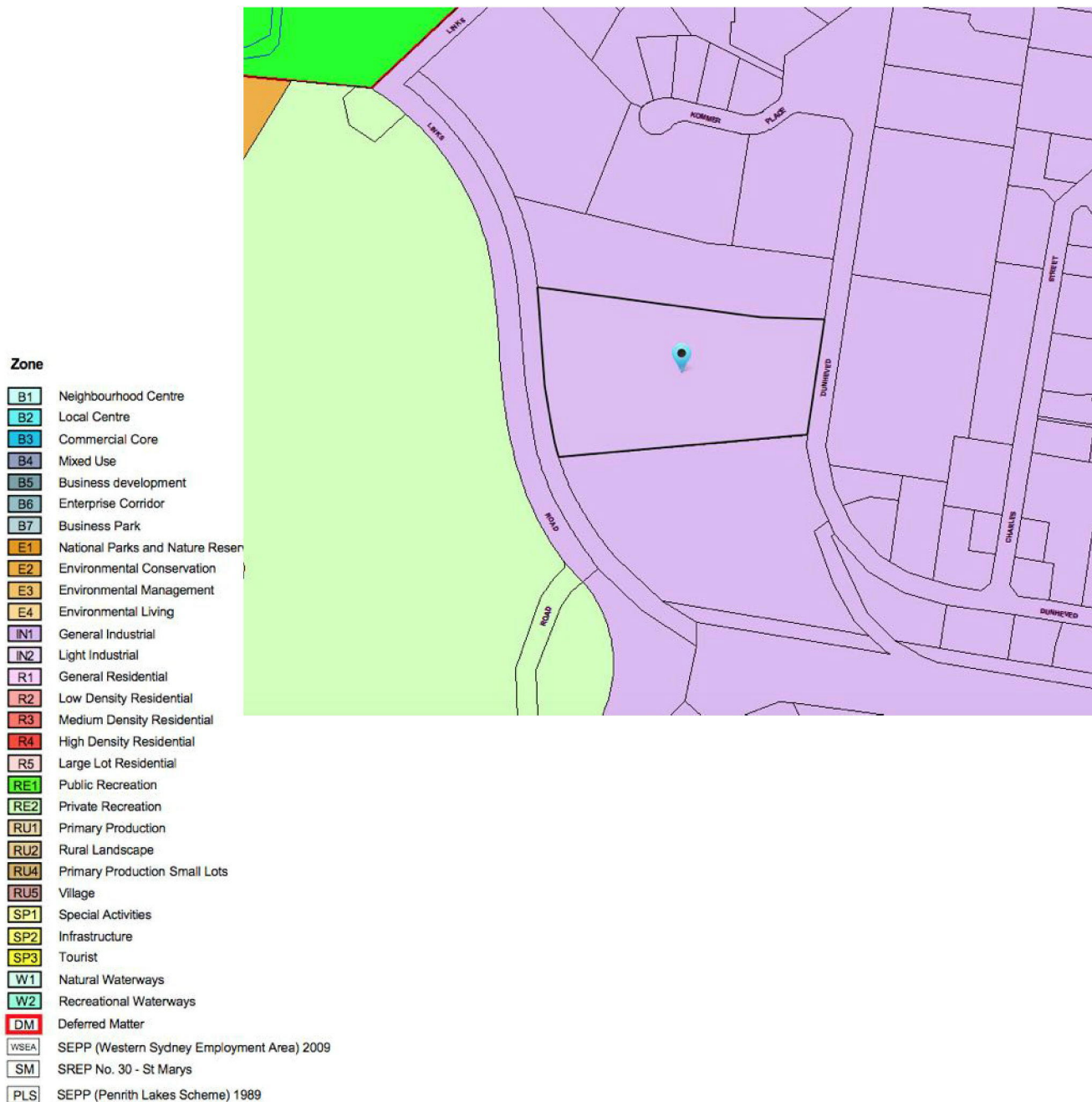
***industrial activity** means the manufacturing, production, assembling, altering, formulating, repairing, renovating, ornamenting, finishing, cleaning, washing, dismantling, transforming, processing, recycling, adapting or servicing of, or the research and development of, any goods, substances, food, products or articles for commercial purposes, and includes any storage or transportation associated with any such activity.*

***landscaping material supplies** means a building or place used for the storage and sale of landscaping supplies such as soil, gravel, potting mix, mulch, sand, railway sleepers, screenings, rock and the like.*

The proposed development as described at section 3 of this report is entirely consistent with this definition.

Accordingly, the development is permissible with Council consent .

FIGURE 8: EXTRACT OF LEP ZONING MAP



4.2 DESIGNATED DEVELOPMENT

Schedule 3 of the *Environmental Planning & Assessment Regulation 2000* identifies a range of activities that can be defined as designated development and therefore warrant more detailed environmental assessment.

This schedule includes the following activity which is consistent with some of the elements of the proposed development:

16 *Crushing, grinding or separating works*

(1) Crushing, grinding or separating works, being works that process materials (such as sand, gravel, rock or minerals) or materials for recycling or reuse (such as slag, road base, concrete, bricks, tiles, bituminous material, metal or timber) by crushing, grinding or separating into different sizes:

(a) that have an intended processing capacity of more than 150 tonnes per day or 30,000 tonnes per year, or

(b) that are located:

(i) within 40 metres of a natural waterbody or wetland, or

(ii) within 250 metres of a residential zone or dwelling not associated with the development.

(2) This clause does not apply to development specifically referred to elsewhere in this Schedule.

However, whilst the development has some operational consistency with this defined activity, the development, as described at section 3 of this report, does not reach or exceed the volume thresholds identified at (a).

Similarly, the site analysis identified at section 2 of this report demonstrates that the subject site is not within 40m of a watercourse or 250m of residential zone.

As such it can be concluded that the development is not categorised as Designated Development.

5.0 ENVIRONMENTAL PLANNING ASSESSMENT

5.1 THE PROVISIONS OF ANY ENVIRONMENTAL PLANNING INSTRUMENT

5.1.1 SEPP No.55 – REMEDIATION OF LAND

The object of this Policy is to provide for a State wide planning approach to the remediation of contaminated land. In particular, this Policy aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment:

- (a) by specifying when consent is required, and when it is not required, for a remediation work, and
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular, and
- (c) by requiring that a remediation work meet certain standards and notification requirements

The proposed development does not seek to provide a land use that would have any sensitivity to any contaminant.

5.1.2 SREP NO. 20 - HAWKESBURY NEPEAN

Sydney Regional Environmental Plan No 20 (SREP 20) is in place to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

It seeks to achieve this by providing a series of strategies and planning controls that all development must be considered against.

The proposed development is not in conflict with this SREP objective, as it seeks to manage sediment and erosion control on site and it is considered that any further risks relating to the protection of the Hawkesbury-Nepean River system would be considered and addressed through the implementation of any conditions of consent relating stormwater runoff mitigation.

5.1.3 PENRITH LEP 2010

The permissibility of the proposed subdivision, including minimum lot sizes, has been addressed at section 4.1 of this report. The LEP also provides the following objectives for development in the IN1 General Industrial zone.

Zone IN 1 General Industrial

1 Objectives of zone

- ***To provide a wide range of industrial and warehouse land uses.***
- ***To encourage employment opportunities.***
- ***To minimise any adverse effect of industry on other land uses.***
- ***To support and protect industrial land for industrial uses.***
- ***To promote development that makes efficient use of industrial land.***
- ***To permit facilities that serve the daily recreation and convenience needs of the people who work in the surrounding industrial area.***

COMMENT:

The subject site is an underutilised parcel of land.

The development therefore seeks to make more efficient use of the land in a manner that will promote new local employment opportunities.

Accordingly, the development is considered to be entirely consistent with all relevant zone objectives.

PART 4 PRINCIPAL DEVELOPMENT STANDARDS

4.3 Height of buildings

(1) The objectives of this clause are as follows:

(a) to ensure that buildings are compatible with the height, bulk and scale of the existing and desired future character of the locality,

(b) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development and to public areas, including parks, streets and lanes,

(c) to minimise the adverse impact of development on heritage items, heritage conservation areas and areas of scenic or visual importance,

(d) to nominate heights that will provide a high quality urban form for all buildings and a transition in built form and land use intensity.

(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.

The relevant map identifies the subject site as having a maximum building height map of 12m. An extract of the relevant lot size map is provided at Figure 9. The proposed development only provides a small site office shed with limited height and therefore readily complies with the LEP standard.

FIGURE 9: EXTRACT OF BUILDING HEIGHT MAP

Maximum Building Height (m)

A	0
C	5
I	8.5
J	9
K	10
M1	12
M2	12.5
O	15
P	18
Q1	19
Q2	20
R	21
S	24
T	27
U	32
Z	56
AB	80
[Blue Box]	Refer to Clause 7.16, 8.2 and 8.4

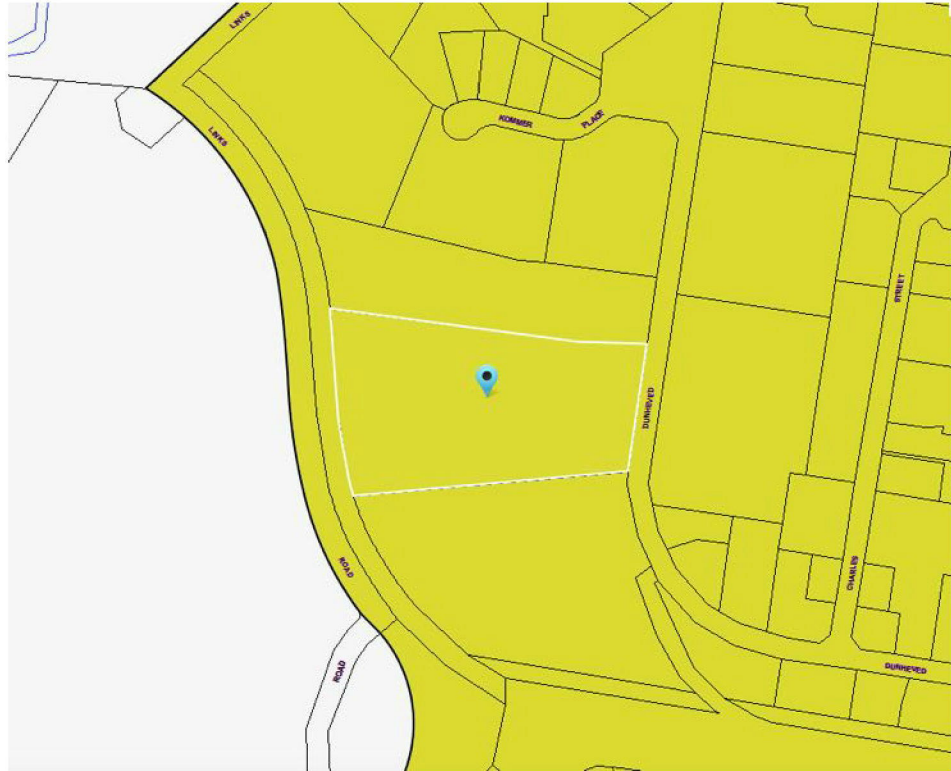


FIGURE 10: EXTRACT OF SCENIC LANDSCAPE VALUES MAP

[Red Box]	Land with Scenic and Landscape Values
[Hatched Box]	Vistas of heritage items



PART 5 MISCELLANEOUS PROVISIONS

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Penrith,**
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,**
- (c) to conserve archaeological sites,**
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.**

The subject site is not identified as being a heritage item or near a heritage item on the relevant Council LEP map.

PART 7 ADDITIONAL LOCAL PROVISIONS

7.2 Flood planning

(1) The objectives of this clause are as follows:

- (a) to minimise the flood risk to life and property associated with the use of the land,**
- (b) to limit uses to those compatible with flow conveyance function and flood hazard,**
- (c) to manage uses to be compatible with flood risks,**
- (d) to enable safe and effective evacuation of land,**
- (e) to ensure the existing flood regime and flow conveyance capacity is not compromised,**
- (f) to avoid detrimental effects on the environment that would cause avoidable erosion, siltation, destruction of riparian**

vegetation or a reduction in the stability of river banks or waterways.

The site is affected by mainstream flooding from South Creek. The 1% AEP flood level of the site is 21m AHD.

However, the development does not provide any new built forms and therefore presents limited risks to life and property from flood events.

Similarly, the nature of the proposed land use is such that it will not result in any permanent on site occupation or use. Therefore there are limited risks associated with evacuating the site prior to a flood event.

Therefore the development is not considered to cause any inconsistency with the relevant objectives.

7.3 Development on natural resource sensitive land

(1) The objectives of this clause are as follows:

- (a) to protect, enhance and manage the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural water bodies and riparian land,**
- (b) to enhance connections between remnants of indigenous vegetation,**
- (c) to prevent the fragmentation and degradation of remnant vegetation,**
- (d) to ensure that clearing and other development is located and designed to avoid or minimise the impact on the ecological, hydrological, scientific, cultural and aesthetic values of biodiversity and wildlife habitat corridors, natural water bodies and riparian land.**

(2) This clause applies to all land shown as “Natural Resources sensitive land” on the Natural Resources Sensitivity Land Map

The subject site is not identified on the relevant Map as being Natural Resource Sensitive Land

7.5 Protection of Scenic character and landscape values

(1) The objectives of this clause are as follows:

(a) to identify areas that have particular scenic value either from major roads, identified heritage items or other public places,

(b) to ensure development in these areas is located and designed to minimise its visual impact.

(2) This clause applies to land identified as “Land with scenic and landscape values” on the Scenic and Landscape Values Map.

(3) Development consent must not be granted for any development on land to which this clause applies unless the consent authority is satisfied that measures will be taken, including in relation to the location and design of the proposed development, to minimise the visual impact of the development from major roads, identified heritage items and other public places.

The subject site is partially identified as being located within an area of scenic landscape values. An extract of this map is provided at Figure 11.

However, the proposed development does not seek to erect any built forms and therefore has no ability to cause any long term visual impact to the scenic landscape values of the local area.

7.7 Servicing

(1) The objective of this clause is to ensure that development of land to which this Plan applies reflects the availability of services.

(2) Before granting development consent for development on any land to which this Plan applies, the consent authority must be satisfied that:

- (a) the development will be connected to a reticulated water supply, if required by the consent authority, and**
- (b) the development will have adequate facilities for the removal and disposal of sewage, and**

The site and all proposed lots will have access to *Sydney Water's* reticulated water supply and sewer network.

- (c) if the development is for seniors housing, the development can be connected to a reticulated sewerage system, and**
- (d) the need for public amenities or public services has been or will be met.**

Not relevant to the subject development proposal.

- (3) Subclause (4) applies to land in Zone RU5 Village or Zone R5 Large Lot Residential that is not connected to a reticulated sewerage system provided by Sydney Water or licensed by the Council or the Environment Protection Authority.**

- (4) Development consent must not be granted to a subdivision of land referred to in subclause (3) unless each resulting lot will have an area of at least 1 hectare.**

Not relevant to the subject development proposal.

5.2 THE PROVISIONS OF ANY DRAFT PLANNING INSTRUMENT

There are no known Draft LEP's relevant to the subject site.

5.3 THE PROVISION OF ANY DEVELOPMENT CONTROL PLAN

The following sections of Penrith DCP 2014 are relevant to the subject development proposal.

C3 WATER MANAGEMENT

3.6 STORMWATER MANAGEMENT

B. Objectives

- a) To prevent damage by stormwater to the built and natural environment;
- b) To ensure that new development does not generate stormwater discharges that exceed the capacity of the existing drainage network;
- c) To ensure that an adequate and environmentally acceptable method of removing surface water and stormwater is implemented;

-
- d) To minimise nuisance flows of stormwater from one property to adjoining properties;
 - e) To maximise reasonable on-site detention, to provide opportunities for rainwater re-use;
 - f) To minimise hardstand and impervious area on developed land to minimise runoff;
 - g) To provide a stormwater system which can be maintained economically;
 - h) To provide a stormwater system which utilises open space in a manner compatible with other uses;
 - i) To control flooding and enable access to allotments, stabilise the land form and control erosion; and
 - j) To minimise urban runoff pollutants to watercourses.

The development does not provide any new hardstand areas or built works and therefore does not warrant stormwater management plans.

However, the development does provide a sediment and erosion control plan that will mitigate any adverse water quality impacts.

C5 WASTE MANAGEMENT

5.1 WASTE MANAGEMENT PLAN

A. Controls

- 1) Applicants are to submit a Waste Management Plan when lodging a development application for:
 - a) Demolition or construction of buildings;

-
- b) Change of use of buildings for rural, residential, commercial and industrial developments;**
 - c) Subdivision of land and/or building(s);**
 - d) Alterations to 50% or more of the existing gross floor area of buildings, or additions to buildings resulting in a 50% increase (or more) to the existing gross floor area.**

The development proposal does not involve any manufacturing or processing that would generate any waste and the nature of servicing proposed similarly does not generate wastes.

Indeed the development results in the diversion of waste from landfill into a certified product for inclusion in infrastructure projects within the Penrith LGA and broader metropolitan region.

Any wastes generated on site will be limited to office waste and kitchen wastes from staff amenity areas.

A Waste Management Plan accompanies the DA.

PART C10 – TRANSPORT, ACCESS AND PARKING

10.2. TRAFFIC MANAGEMENT AND SAFETY

B. Controls

1. Traffic Studies

Traffic studies may be required for some development. Check with Council whether a traffic report is required to support your proposal.

The pre lodgement process did not identify a need for traffic study.

The transport depot element of development will generate an average of approximately 40 vehicle trips per day.

The traffic volume generated by the development is therefore considered to be well within the design capacity of the local road network and will not cause any loss of operational efficiency of nearby intersections or the broader traffic network.

C10.5.1 PARKING

C. Controls

1. Provision of Parking Spaces

a) For any proposed development, Council will require the provision of on-site car parking to a standard appropriate to the intensity of the proposed development as set out in Table 10.2 below.

Table C10.2 does not identify any specific parking requirement for the proposed land use.

The development will only attract parking demand from staff, which is expected to total approximately 6 people.

The accompanying site plan identifies an area on site to accommodate this parking demand.

10.5.2 ACCESS AND DRIVEWAYS

C. Controls

1. General Requirements

- a) **The road access to the site should provide for safe entry to and exit from the site. All vehicles must enter/exit the site in a forward direction (this does not apply to single dwellings).**

The development does not have a direct street frontage, but is afforded vehicle access to Dunheved Circuit via lengthy driveway.

There is sufficient turning area on site to easily enable all vehicles to manoeuvre so that they can enter and exit the site in a forward direction.

- b) **The entry and exit from the site should provide for appropriate traffic sight distance in both directions, in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.**

The access to Dunheved Circuit occurs at a location that enjoys excellent sight distances to north and south. Images of those sight lines are provided at Figures 11-12.

- c) **The design of the development driveway should take into consideration the traffic volumes of the surrounding road network.**
- d) **Driveways should be:**
- i) **Provided from lanes and secondary streets rather than the primary street, wherever practical;**

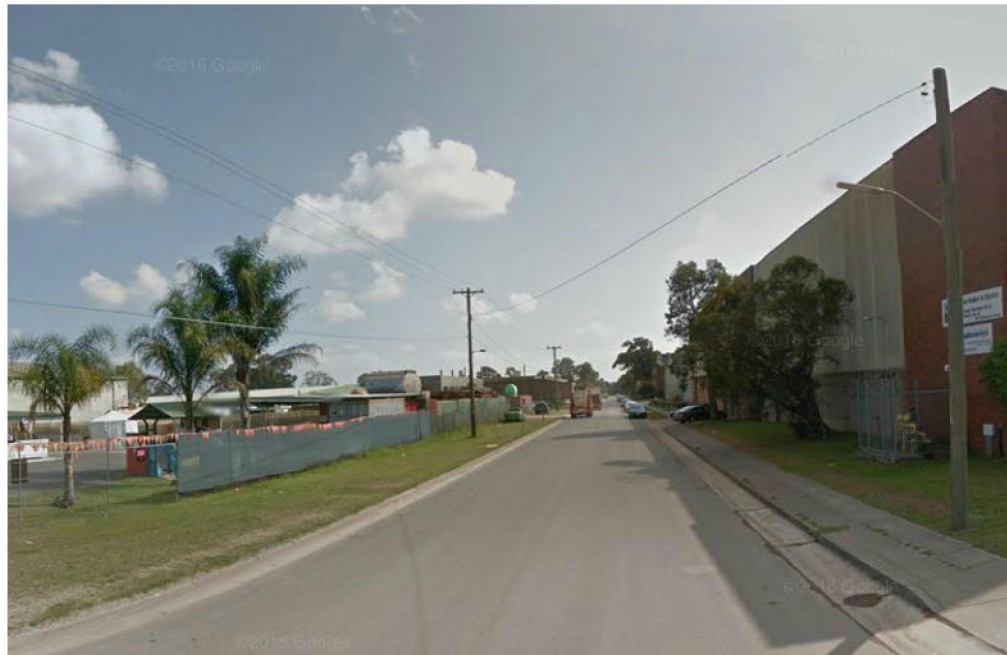
-
- ii) Located taking into account any services located within the road reserve, such as power poles, drainage inlet pits and existing street trees;
 - iii) Setback a minimum of 6m from the perpendicular of any intersection of any two roads; and
 - iv) Located to minimise noise and amenity impacts on adjacent residential development.
 - e) The driveway crossing and access roads shall be designed in accordance with the provisions of AS2890.1 and 2 - 2004 for car parking and commercial vehicles respectively.
 - f) Driveway widths must comply with the relevant Australian Standards.
 - g) Driveway grades, vehicular ramp width/grades and passing bays must be in accordance with the relevant Australian Standard (AS2890.1).
 - h) Access to basement parking shall have an entry threshold a minimum of 300mm above the top of the kerb. The threshold shall be increased within areas of flooding or local overland flows to a minimum of 300mm above the flood level. The design of the development shall ensure that floodwater cannot enter the car park in a 1% Annual Exceedance Probability (AEP) flood event.
 - i) The required threshold should be set within the property to prevent cross fall greater than 4% within the footway area.
 - j) No direct access will be permitted to the M4 Western Motorway.

Not relevant as no driveways proposed as part of this development.

FIGURE 11-12: SIGHT LINES TO DUNHEVED CIRCUIT



View South



View North

PART C12 – NOISE AND VIBRATION

12.4. INDUSTRIAL AND COMMERCIAL DEVELOPMENT

B. Objectives

a) To ensure that industrial development does not adversely impact on the amenity of neighbouring residential development and other sensitive land uses; and

b) To ensure that the amenity of development surrounding commercial development and licensed premises is not adversely impacted.

The use of plant machinery to crush material on site will cause increased noise levels on site.

However, the site analysis provided at section 2 of this report demonstrates that the subject site is located over 1km from the nearest residential development. Accordingly, there is limited scope for the development to cause adverse impacts upon the amenity of those residents.

Similarly, the existing industrial environment already experiences background noise levels that are consistent with an area that accommodates heavy industrial activity and uses. As such the proposed crushing works are unlikely to cause noise impacts that would significantly exceed those background noise levels or cause adverse amenity impacts within that industrial area.

PART D4 – INDUSTRIAL DEVELOPMENT

4.1 KEY PRECINCTS

The subject site is located within Precinct 2 – Dunheved/St Marys as shown at Figure D4.2 of the DCP.

4.2 BUILDING HEIGHT

No additional controls for the site are provided in this section of the DCP.

4.3 BUILDING SETBACKS AND LANDSCAPE

4.4. BUILDING DESIGN

Not relevant as no built forms proposed.

4.5. STORAGE OF MATERIALS & CHEMICALS

C. Controls

1) External storage of goods must be avoided wherever possible. Where the nature of the activity or the materials means that internal storage is impractical, all external storage areas must be located behind the front building setback. In addition, when assessing development applications involving external storage of goods, Council will take into consideration:

- a) The proposed height and on-site arrangement of stored goods;**
- b) Visual impact of the storage area, and how this is proposed to be minimised (orientation, screening with landscaping and/or solid fencing etc.);**

-
- c) Access arrangements; and**
d) Safety issues.

The development proposes all materials and equipment to be sited and stored in open, outdoor areas. However, internal storage of materials is impractical and unnecessary given that the sites location ensures that external storage will cause no adverse visual impact.

2) For sites with multiple frontages, either to roads or to the main western railway line, location and orientation of external storage areas shall minimise visual impact from all potential view points (See Figures 10 and 16).

Not relevant to the subject site.

3) Rain water tanks are not to be visually intrusive from the main street frontage or other public areas (See Figures 10 and 16).

Not relevant to the subject development.

4) If the development involves the storage of chemicals on the site, a Chemical Use and Storage Report may be required (See Appendix F3 – Submission Requirements for further details). A chemical use and storage report will not be required when:-

- a) The use of chemicals is for routine cleaning, and the chemicals to be used are of household or hospital grade;**
- b) The total quantity of chemicals to be routinely used or stored on the site does not exceed 100 litres;**
- c) The chemicals to be used or stored are not of sufficient acidity, alkalinity or strength to cause significant harm on skin contact, or to the environment if a spill were to occur;**

d) The application outlines the methods proposed to be used to minimise the potential for spills.

The development does not seek to store chemicals on site.

4.8 FENCING

A. Objectives

The objective for this section is to ensure that the design and location of fencing is integrated within the development, and is suitable for its purpose and setting.

No new fencing is proposed by the development.

4.8 LIGHTING

A. Objectives

The objectives of this section are to:

- a) Encourage the installation of external lighting which does not detract from the appearance of the development or amenity of the locality.**
- b) Illuminate parts of the site for security reasons and to provide increased safety in accordance with CPTED principles.**
- c) Minimise energy waste by providing the correct lighting orientation and minimising overspill lighting.**

The site will only be typically operating over standing business hours and will therefore require limited lighting.

Nevertheless, the development will provide appropriate lighting public car park and adjacent to the site office.

There are no adjacent or nearby uses that would be sensitive to any lighting provided on site.

All lighting will comply with Australian Standard AS4282.

5.4 LIKELY IMPACTS OF THE DEVELOPMENT

5.4.1 IMPACT ON NATURAL ENVIRONMENT

The subject site sits within an established industrial estate, and as such provides limited features of natural or ecological significance. In any event the development does not seek to disturb or remove any vegetation.

The site also enjoys access to a full range of urban services and utilities including water, sewer and stormwater drainage that will further mitigate adverse impacts upon local or regional water quality.

As a consequence, it can be ultimately concluded that the development will not cause adverse impact upon the natural environment.

5.4.2 IMPACT ON BUILT ENVIRONMENT

No new building works are proposed as part of the development thereby limiting the potential for adverse visual impact.

Parking will be well provided to meet the limited demands of the site and future likely uses.

The development will attract limited vehicle movements and the proposed traffic volumes are well within the design capacity of the local and broader transport network.

The site is also located over 1000m from the nearest residential development to the east. Therefore any noise generated by development is not expected to exceed background noise levels at that location.

It is therefore considered that the proposed use will therefore have no adverse impact upon the local built environment.

5.4.3 ECONOMIC IMPACT

The development will facilitate further employment opportunities and is therefore considered to cause positive impacts to the local and broader area economy.

5.4.4 SOCIAL IMPACT

The development is not of a scale or type that is expected to cause any significant social impacts in the local or broader area.

5.5 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT

The subject site is appropriately zoned and serviced to accommodate the proposed development and will cause no adverse impacts to the built or natural environment.

The subject site is therefore ideally suited to the proposed development.

5.6 THE PUBLIC INTEREST

The public interest is best served when the outcomes from development represents positive benefits as distinct from negative benefits.

The proposed subdivision has no negative outcomes and hence the public interest is best served by approval of the development.

6.0 CONCLUSION

The application seeks approval to the development of an industrial facility and landscape material supplies.

The subject site is an industrial zoned parcel of land and the proposed land use is permissible within that zone and is not classified as designated development.

The development, if appropriately managed, will cause no adverse environmental impact, provides a positive social impact and makes an efficient and economic use of existing land and infrastructure.

There is considered to be no reason why Council should not approve the development application.

ANNEXURE A: AHIMS SEARCH



AHIMS Web Services (AWS) Search Result

Purchase Order/Reference : dunheved crct

Client Service ID : 236738

Vince Hardy
16 Alexandra Cres
GLENBROOK New South Wales 2773
Attention: Vince Hardy
Email: vhardy@cityscape.net.au

Date: 01 August 2016

Dear Sir or Madam:

AHIMS Web Service search for the following area at Lot : 1, DP:DP1175850 with a Buffer of 50 meters, conducted by Vince Hardy on 01 August 2016.

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.



A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

0	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

ANNEXURE B: PROCESS OVERVIEW

Operations & Crushing Plant

65-75 Dunheved Circuit
St Marys, NSW 2760

PROCESS DESCRIPTION

This document provides a succinct overview of the operations intended for 65 Dunheved Circuit St Marys.

Primary Purpose

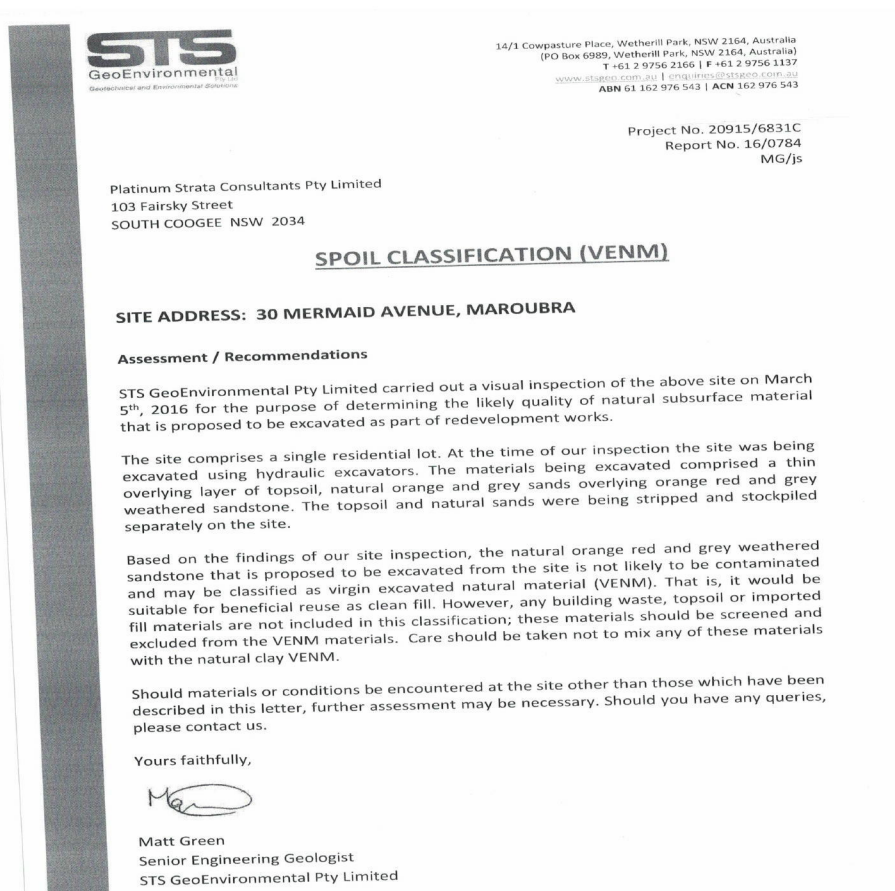
Accepting Validated ENM and VENM material for Recycling.

The only material to be accepted at this processing plant relates to ENM /VENM material suitable for processing into Certified civil products for provision to the civil construction industry.

Step 1- Identifying ENM/VENM Certification

Prior to the receipt of any material source evidence that the material has been validated as ENM /VENM is confirmed.

Both the validation document and source are then logged on to the materials manifest as loads are received.



This information is then compiled in proposed monthly reporting statistics.

Logging location source

Step 2 – Accepting Material on Site

The material accepted is then tipped and stockpiled in areas as nominated by the site supervisor for future processing into certified, where required, product.



Step 3 – Production Process

The validated material is then blended and sorted to produce several different material classes, these include the following:

- -53mm Crushed Sandstone to RMS 3071
- 80-150mm Gabion
- 20mm Drainage
- 75mm Crushed Sandstone to RMS 3071
- 90mm to 150mm Sandstone Spalls
- 75mm to 150mm Sandstone Spalls
- 150mm to 300mm Sandstone Spalls
- 50mm to 75mm Sandstone Spalls
- Bedding Sand R11 BH
- SO R11 20MM
- 500mm to 1m Boulders
- 700mm +Sandstone
- 20mm Sandstone Pebble
- DGB20 Natural
- Screened Filled Sand
- 40/70 Blend

These materials are produced by processing via a jaw/cone crusher and screen combination. Each material is then stockpiled into its appropriate category for provision to wholesale civil supply companies.


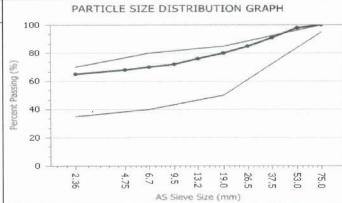



Step 4 – Production Validation & Certification

Each relevant stockpile is then sampled and independently assessed and analysed for its suitability as a Certified product.

The sampling and analysis regime is undertaken by a NATA accredited body and this is logged on both the manifest and is provided to the site receiving the material.

The certification of the product is paramount for its use in major government, Council and RMS projects

 Cardno Shaping the Future		Cardno Construction Sciences ABN: 74 128 802 726 Address: Unit 2/4 Kellogg Road, Glendenning NSW 2761	Laboratory: Glendenning Laboratory Phone: 02 4577 2055 Fax: 02 4577 9955 Email: david.stone@cardno.com.au																																																																
QUALITY OF MATERIALS REPORT																																																																			
Client: Machrent Pty Ltd Client Address: 65/75 Dunheved Circuit, St Mary's Project: Material Quality Testing Location: 65/75 Dunheved Circuit, St Mary's Component: Area Description:		Report Number: 12385/R/17090-1 Project Number: 12385/R/753 Lot Number: Internal Test Request: 12385/T/11454 Client Reference/s: -75mm Stockpile Report Date / Page: 5/08/2016																																																																	
Test Procedures: T106, T108, T109, T102, T105, T120 Sample Number: 12385/S/57370 Sampling Method: AS1289.1.2.1 Cl 6.2 Date Sampled: 26/07/2016 Sampled By: Timothy Slingsby Date Tested: 1/08/2016 Alt. Drying Method: Oven Dried Atterberg Preparation: Dry Sieved		Stockpile Reference: -75mm Quantity: 4000t Material Source: Machrent Facility - 65/75 Dunheved Circuit, St Mary Material Type: Crushed Sandstone Material Description: Crushed Sandstone -75																																																																	
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engineered civil supplies

Step 5 – Sales & Delivery

The product is then sold to Civil Supply wholesalers and direct to major construction and infrastructure sites.

The validation and source classification is then provided to the receipt site.

The material is loaded onto trucks via a loader fitted with an in cabin weigh system. Upon completion of a load this information is then coordinated by the site administrator for manifest and account invoicing purposes.

This effectively closes off the end to end manifest tracking system.



Step 6 – Maintaining Log Traceability

The following information is captured under the manifest tracking system

Material in

- Validation Certificate
- Time
- Vehicle Registration
- Material
- Source Location
- Volume

Processed Material

- Independent Certification & Analysis

Material Out

- Time
- Vehicle Registration
- Material
- Destination
- Tonnage Quantity
- Certification and original source documentation

Step 7 – Statutory Reporting

The Monthly materials movement manifest is then submitted to the EPA and relevant authority bodies.