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A1 Skips Waste Transfer Station Upgrade SEARs Scoping Report

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We declare that:

This SEARs scoping report contains all available information that is relevant to the environmental assessment of the development, activity or infrastructure to which the statement relates, and the information contained in this report is neither false nor misleading.

Report version	Authors	Date	Reviewer	Approved for issue	Date
DRAFT V1.0	T. Rangwala, Dr M.Jackson	30/05/2022	Dr M.Jackson	Dr M.Jackson	01/06/2022
FINAL V1.1	T. Rangwala, Dr M.Jackson	06/06/2022	Dr M.Jackson	Dr M.Jackson	06/06/2022

Executive Summary

A1 Skips proposes to upgrade their existing Waste or Resource Transfer Station at 16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359). A1 Skips is seeking to increase the current processing capacity of the facility from 6,000 tonnes per annum to 15,000 tonnes per annum, including an increase in operational hours by one hour in the morning, with truck movements only between 6:00 AM and 7:00 AM. No changes to any infrastructure will occur as part of this proposal.

The site is located in Tweed Shire Council, zoned IN1 General Industrial under *Tweed Local Environmental Plan 2014*. The site is surrounded by residential area to the North, an industrial warehouse site to the East, a waterbody to the West, Pacific Motorway to the South and within close proximity of the Tweed River.

The site holds an existing development consent no. DA16/0647 for a Designated Development under Part 4 of *Environmental Planning and Assessment Act 1979* (EP&A Act). The consent has been effective since 15 November 2017.

The site covers an area of 5,042 m² and has an electrical easement of 15 m wide along the western side of the property. The warehouse covers an area of approximately 1,635 m², on the western boundary. The area of sorting the materials received is approximately 400 m². As the waste or resource transfer station has a floor area of 1,000 m² and proposes to store less than 50m³ of combustible waste indoors, the proposed development is exempt under Section 3 (e) of the *Fire Safety Guidelines - Fire safety in waste facilities*.

The entire site has a sealed hardstand and the open areas are used for truck manoeuvring and parking. Timber and construction waste storage areas are located at the south-east corner of the property. The waste sorting areas are located within the warehouse with a weighbridge installed just outside the entrance of the sorting area. The site is located approximately 93m away from the nearest residential property located in an R2 (low density residential) zone. However, it is separated by a public recreation area zoned RE1 of approximately 30m wide. All sorting works are proposed to be carried out within the warehouse. The storage of incoming materials will be in the open storage areas located outside and at the southern end of the property.

To ensure that the increase in storage capacity continues to be compliant with planning legislation and standards for waste or resource transfer stations, this scoping report has been prepared to inform the EIS and request input from the relevant consent authorities to identify, implement mitigation measures and plan for best practice management outcomes. These predominantly include air, noise and traffic impacts.

It is noted that the original development was assessed as designated development under Schedule 3, Clause 32 (d)(vi) of the *Environmental Planning and Assessment Regulation 2000*. The proposal to upgrade throughput of the facility from 6,000 tpa to 15,000 tpa is considered by Tweed Shire Council in a pre-lodgement meeting to be Designated Development under Clauses 45 and 48 of Schedule 3 to the *Environmental Planning and Assessment Regulation 2021* and Regionally Significant Development under Clause 7(c) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*. The Designated Development application triggers determination by the Northern Regional Planning Panel.

The development is also considered to be an Integrated Development. An application for an Environment Protection Licence will be sought from the NSW EPA under Clause 42(3), Schedule 1 of the *Protection of the Environment Operations Act 1997*, given the site intends to accept, sort and transfer up to 15,000 tpa of construction and timber wastes from residential clean ups, home renovation sites, construction and building sites.

The facility does not accept any special wastes (including asbestos), liquid waste, hazardous waste, restricted solid waste or general solid waste (putrescible).

This SEARs scoping report helps inform the range of issues that will need to be considered by the Proponent for a proposed development application. The assessment has considered planning and legislative requirements, as well as site conditions, topography, biodiversity, geology and soils, surface water management, groundwater, air quality, noise, traffic management, bushfire, easements, licences and covenants, adjoining premises, nearest sensitive receptors, traffic, social and cultural environment, visual catchment, stakeholder and community consultation, and a stakeholder consultation strategy.

As part of this assessment, we have also considered the strategic drivers, including State and Local Planning Policies. The SEARs scoping report has also considered the sustainability benefits of the project, including the environmental, economic and social benefits.

The SEARs scoping report found that consideration will need to be given to traffic, noise, air quality, fire safety and community consultation to ensure that impacts on the environment and neighbouring properties are avoided and/or minimised as much as possible. This report will assist Department of Planning and Environment and agencies to prepare the SEARs requirements for the project.

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1. Introduction

This SEARs scoping report has been prepared to request input from the relevant consent authorities for the proposed Development Application at 16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359). The Proponent is A1 Skips.

1.1 Background

A1 Skips currently operates a waste or resource transfer station at 16 Naru Street Chinderah NSW 2487 site located in Tweed Shire Council. The site is located in an IN1 General Industrial zone in close proximity to land zoned R2 Low Density Residential and RE1 Public Recreation.

A1 Skips is seeking to increase their waste transfer and sorting capacity from 6,000 tonnes per year to 15,000 tonnes per year. No changes to the site infrastructure upgrades are proposed. All sorting will continue to be carried out indoors.

1.2 Planning Pathway Overview

A1 Skips is seeking to increase the current processing capacity of the facility from 6,000 tonnes per annum to 15,000 tonnes per annum. The site is located in Tweed Shire Council, zoned IN1 General Industrial under *Tweed Local Environmental Plan 2014*. The site is surrounded by residential area to the North, an industrial warehouse site to the East, a waterbody to the West, Pacific Motorway to the South and within close proximity of the Tweed River.

The site holds an existing development consent no. DA16/0647 for a Designated Development under Part 4 of EP&A Act. The consent has been effective since 15 November 2017.

It is noted that the original development was assessed as Designated Development under Schedule 3, Clause 32 (d)(vi) of the *Environmental Planning and Assessment Regulation 2000*. The proposal to upgrade throughput of the facility from 6,000 tpa to 15,000 tpa is considered by Tweed Shire Council in a pre-lodgement meeting to be Designated Development under Clauses 45 and 48 of Schedule 3 to the *Environmental Planning and Assessment Regulation 2021* and Regionally Significant Development under Clause 7(c) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*. The Designated Development application triggers determination by the Northern Regional Planning Panel.

1.3 Purpose of Report

The aim of this SEARs scoping report is to provide the Department of Planning and Environment (DPE) and the relevant Consent Authorities with information about the any identified environmental impacts for the proposed. A1 Skips is committed to complying with all laws that affect its operations and understands that development approval is required prior to the proposed development occurring.

1.4 Site Description

The site covers an area of 5,042 m² and has an electrical easement of 15 m wide along the western side of the property. The warehouse covers an area of approximately 1635 m², on the western boundary. The entire site is sealed hardstand and the open areas are used for truck manoeuvring and parking. Timber and construction waste storage areas are located at the south-east corner of the property. The waste sorting areas are located within the warehouse with a weighbridge installed just outside the entrance of the sorting area.

The site is located approximately 30m away from the closest residential zone. However, it is separated by a public recreation area zoned RE1 of approximately 30m wide. All sorting works are proposed to be carried out within the warehouse. The storage of incoming materials will be in the open storage areas located outside and at the southern end of the property.

The general locality of the site is shown in Figure 1.1. The site is within land use zone IN1 General Industry as shown in Figure 1.2. An aerial view of the Site is shown in Figure 1.3.

1.5 The Proponent

A1 Skips commenced operations in November 2017 and is affiliated with Arrow Concrete Cutting Pty Ltd. A1 Skips operates in the Gold Coast, Tweed Heads and Northern Rivers area. A1 Skips provide bin services to pick up construction & demolition wastes, home renovations, household, yard clean up and deceased estate wastes. The pickups are limited to garden organics, concrete wastes, builders and timber wastes. Bin sizes range from 2 m³ to 15 m³, where 15 m³ bin is a hook lift bin.

1.6 Site History and Approvals

The site is located in a General Industrial zone IN1 and has been established as Waste and Resource transfer station and three other industrial units as a designated development in 2016. Table 1.1 summarises the existing development consents for the Lot.

Table 1.1. Development consents granted for the property at 16 Naru Street Chinderah (Lot 1 DP1185359).

Consent Number	Issue Date	Description
DA16/0647	24/08/2016	Application for Waste or resource transfer station and three general industrial units (JRPP)
DA16/0647	25/10/2017	Consolidated Development Consent Notice (Determination – Approved)
DA16/0647	15/11/2017	DA effected on date
DA16/0647.01	04/07/2019	Amendment to Development Consent DA16/0647 for a waste or resource transfer station and three general industrial units (JRPP)
DA16/0647.01	06/09/2019	Consolidated Modified Development Consent Approval Notice
DA16/0647.01	28/10/2020	Construction Certificate

The original DA was approved in October 2017 for a waste or resource transfer station with capacity of 6,000 tpa on site. DA16/0647 was amended in October 2019 to DA16/0647.01 to apply the correct clause due to legislative revision, reduce the number of trips and reflect the revisions to charges and fees.

Figure 1.1. Aerial map of site location at 16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359). Approximate Lot boundaries are shown in red.



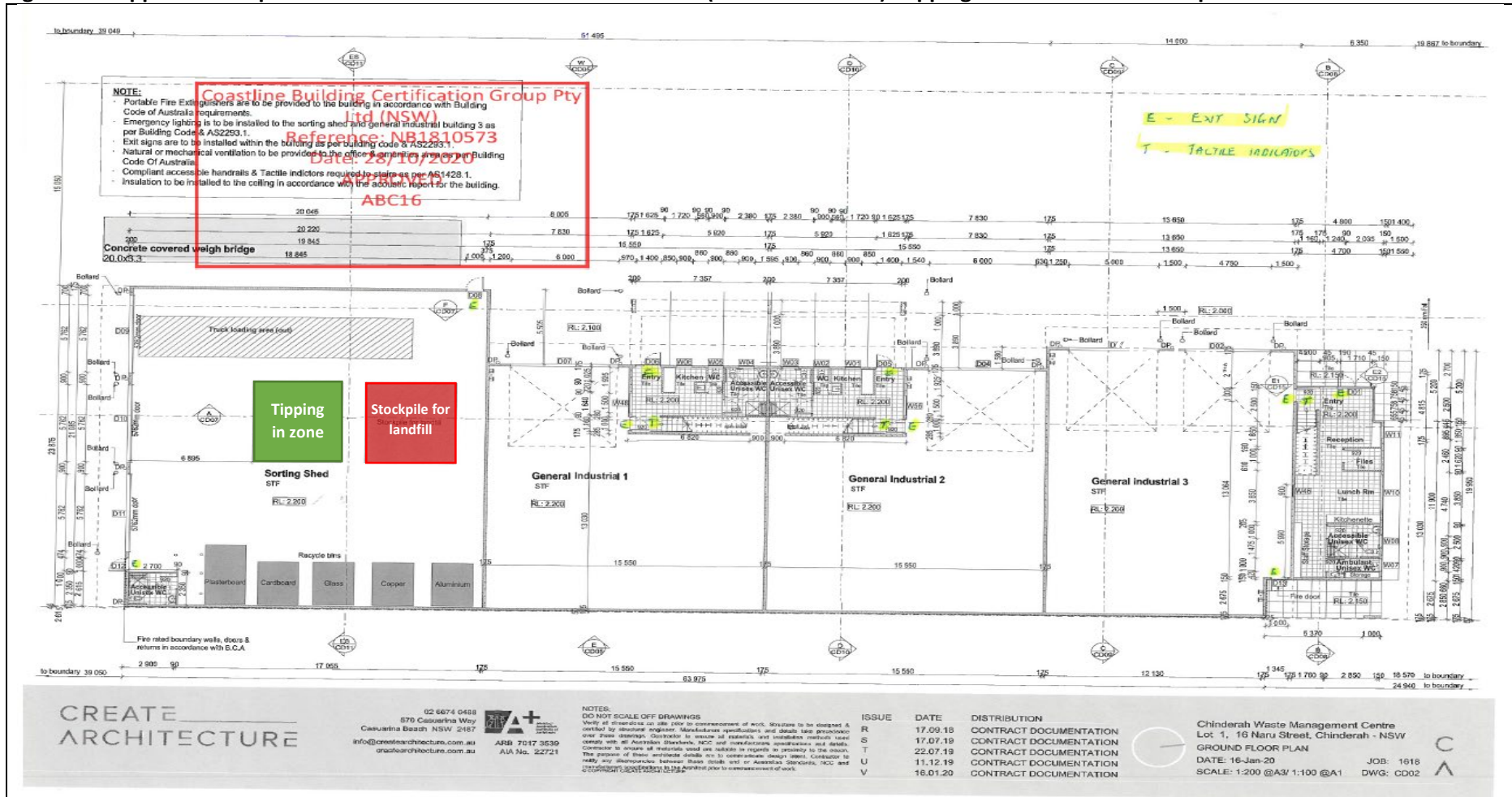
Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	 JACKSON ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT	Client	A1 Skips
07/03/2022	Revision A	T. Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Project	SEARs Scoping Report
						Title	General Locality Aerial Map
						Scale	As shown
						Source	Nearmap

Figure 1.2. Land use zoning IN1 General under Tweed LEP 2014 Approximate Lot boundaries are shown in yellow. Extracted from ePlanning Spatial Viewer.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	 <p>JACKSON ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT</p>	Client	A1 Skips
07/03/2022	Revision A	T. Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Project	SEARs Scoping Report
						Title	Land uses, ePlanning Spatial Viewer
						Scale	As shown
						Source	Department of Planning and Environment - Eplanning Spatial Viewer

Figure 1.3. Approved site plans at 16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359). Tipping zone and landfill stockpile are colored and labelled.



Date	Revision	Drawn By	Site description	Client
07/03/2022	Revision A	T. Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	A1 Skips
			Jackson Environment and Planning Pty Ltd Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	Project SEARs Scoping Report
				Title Indoors Sorting Shed, Approved plans DA16/0647.01
				Scale As shown
				Source EIS - Amendment DA16/0647.01



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Issue	Date	Distribution
R	17.09.18	CONTRACT DOCUMENTATION
S	17.07.19	CONTRACT DOCUMENTATION
T	22.07.19	CONTRACT DOCUMENTATION
U	11.12.19	CONTRACT DOCUMENTATION
V	16.01.20	CONTRACT DOCUMENTATION

Chinderah Waste Management Centre
Lot 1, 16 Naru Street, Chinderah - NSW
GROUND FLOOR PLAN
DATE: 16-Jan-20
SCALE: 1:200 @A3/ 1:100 @A1

JOB: 1618
DWG: CD02

2. Description of the project

2.1 Overview of proposed development

A1 Skips proposes to expand its current operations at their current site in Chinderah from receiving, sorting and transporting separated wastes from 6,000 tpa to 15,000 tpa. The type of wastes received are garden organics and construction and demolition wastes, including:

- Garden organics skips;
- Concrete skips; and
- Mixed rubbish bins.

The site will not accept hazardous, restricted or the following wastes:

- No soil;
- Rocks;
- Plastics;
- Metal;
- Food;
- Chemicals;
- Paint;
- Tyres; and
- Batteries.

The site currently operates 6 days a week from Monday to Saturday. Operating hours from Monday to Friday are 7:00 AM to 6:00 PM and Saturdays 7:30 AM to 5:30 PM. The site remains closed on public holidays and Sundays. Loading and unloading of trucks is limited to the operational hours, however the administrative staff may work an hour before and after the operating hours. All truck movements for receiving and delivering the sorted recyclables will continue to occur within the existing approved operating hours. As part of the proposed development, operating hours will increase by one hour, with truck movements between 6:00 AM and 7:00 AM. No waste receipt, sorting or loading will occur during this time.

All waste sorting and processing at the site will occur wholly within the warehouse. A removable weighbridge is installed outside the sorting shed. The outdoor hardstand is used for traffic movement, weighbridge construction, vehicle parking and open storage space for timber and concrete wastes. The facility accepts skip bins from A1 Skips - owned and operated - vehicles. The development complies with the consent conditions of DA16/0647.01 dated 06/09/2019 and includes:

- The warehouse building including a sorting shed;
- A flat concrete topped weighbridge outside the sorting shed;
- In the Sorting shed:
 - A marked-up sorting area for visual assessment of incoming waste and manually removing contaminants;
 - A marked-up temporary storage area to stockpile landfill material;
 - Loading and unloading of trucks to minimise noise.
- Parking spaces for cars, disabled parking, bicycle parking and trucks ranging from 9m in length to 19.56m in length;
- A fire safety system has been installed appropriate to the risks and hazards identified for each fire compartment within the warehouse. In total, 13 portable fire extinguishers have been installed on site,

out of which, 10 portable fire extinguishers on ground level at all exit points from the warehouse and 3 portable fire extinguishers on first floor at the exit points and near the stairs;

This development application is to seek an approval to increase the storage capacity from a current approval for 6,000 tpa to 15,000 tpa, with operating hours increasing by one hour (6:00 AM to 7:00 AM), limited to truck movements only. No structural modifications, or changes to the wastes received are being proposed.

All incoming waste will be managed in accordance with the *Standards for Managing Construction Waste in NSW* (NSW EPA, 2018) and the *Waste Classification Guidelines* (NSW EPA, 2014).

Waste will be delivered to the Site mainly in truck sizes of 2, 3, 4, 6, 9 and 12m³ bins and a hook life bin size of 15m³ for larger waste deliveries. All accepted waste are spread in the marked up area for tipping in zone, colored as green box - is shown in Figure 1.3. The received waste material is spread in a 0.1m thick layer, inspected for any contaminants and removed manually.

Figure 2.1. Process flow chart for the existing operation. No change to operations are proposed as part of the development.

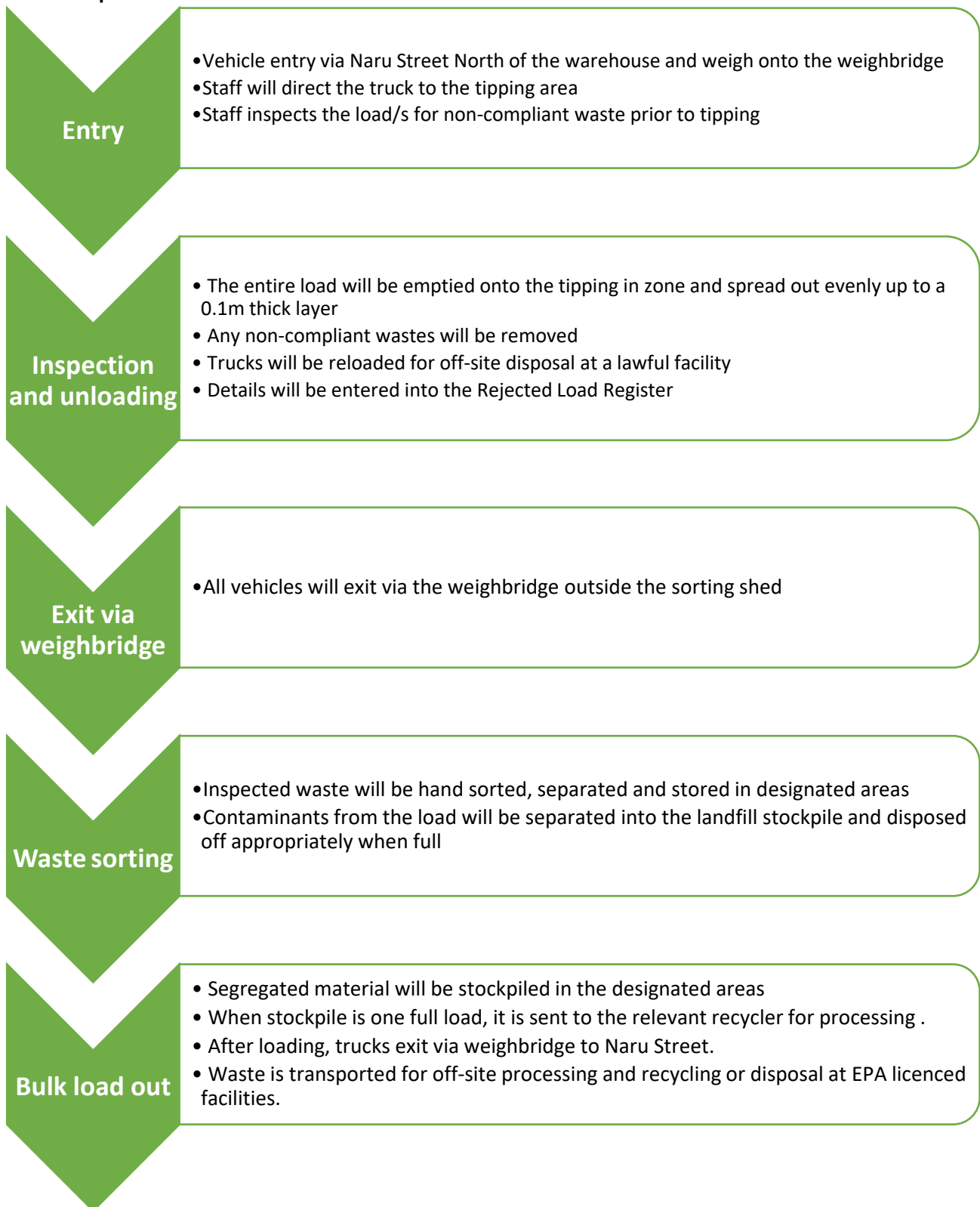
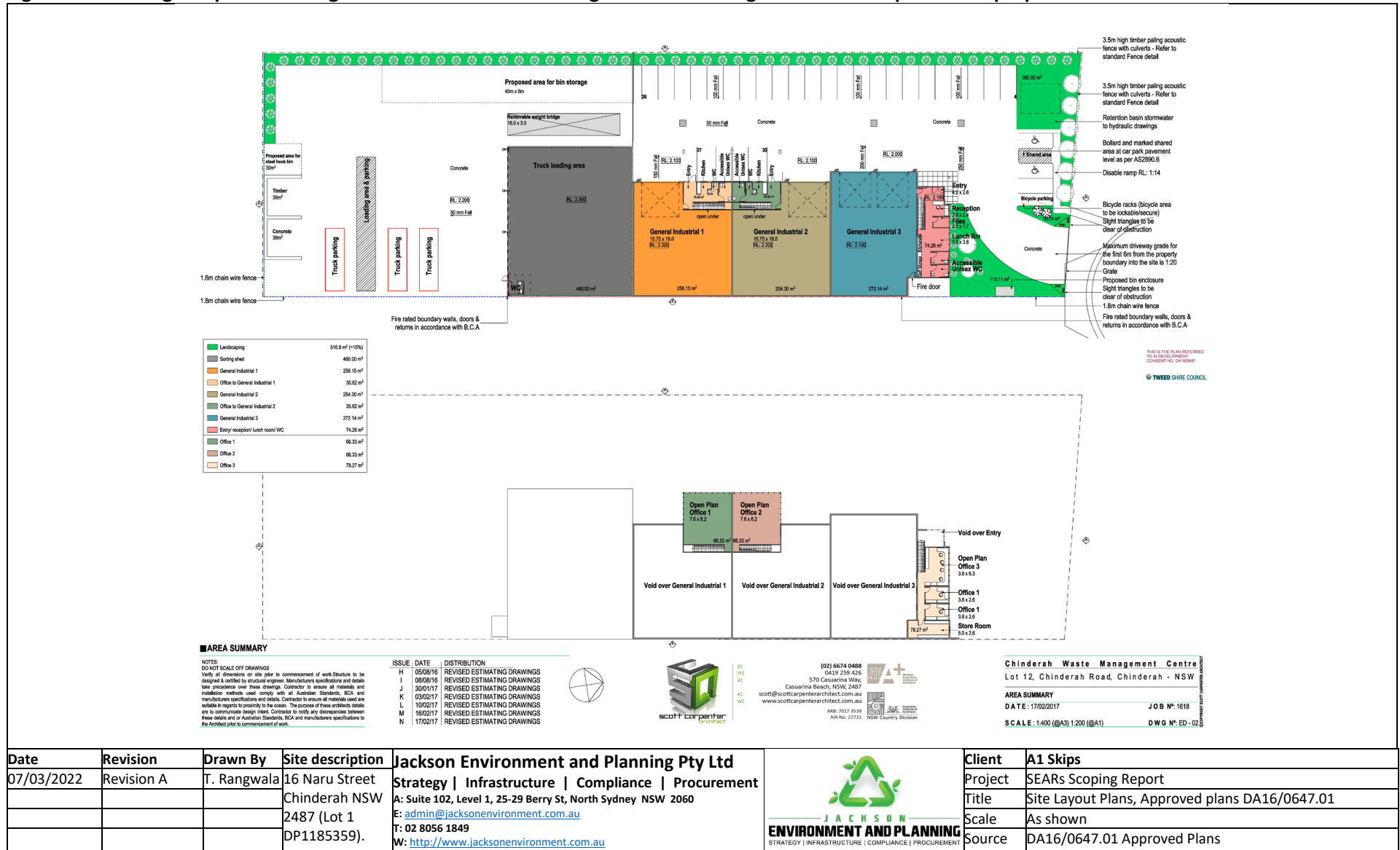


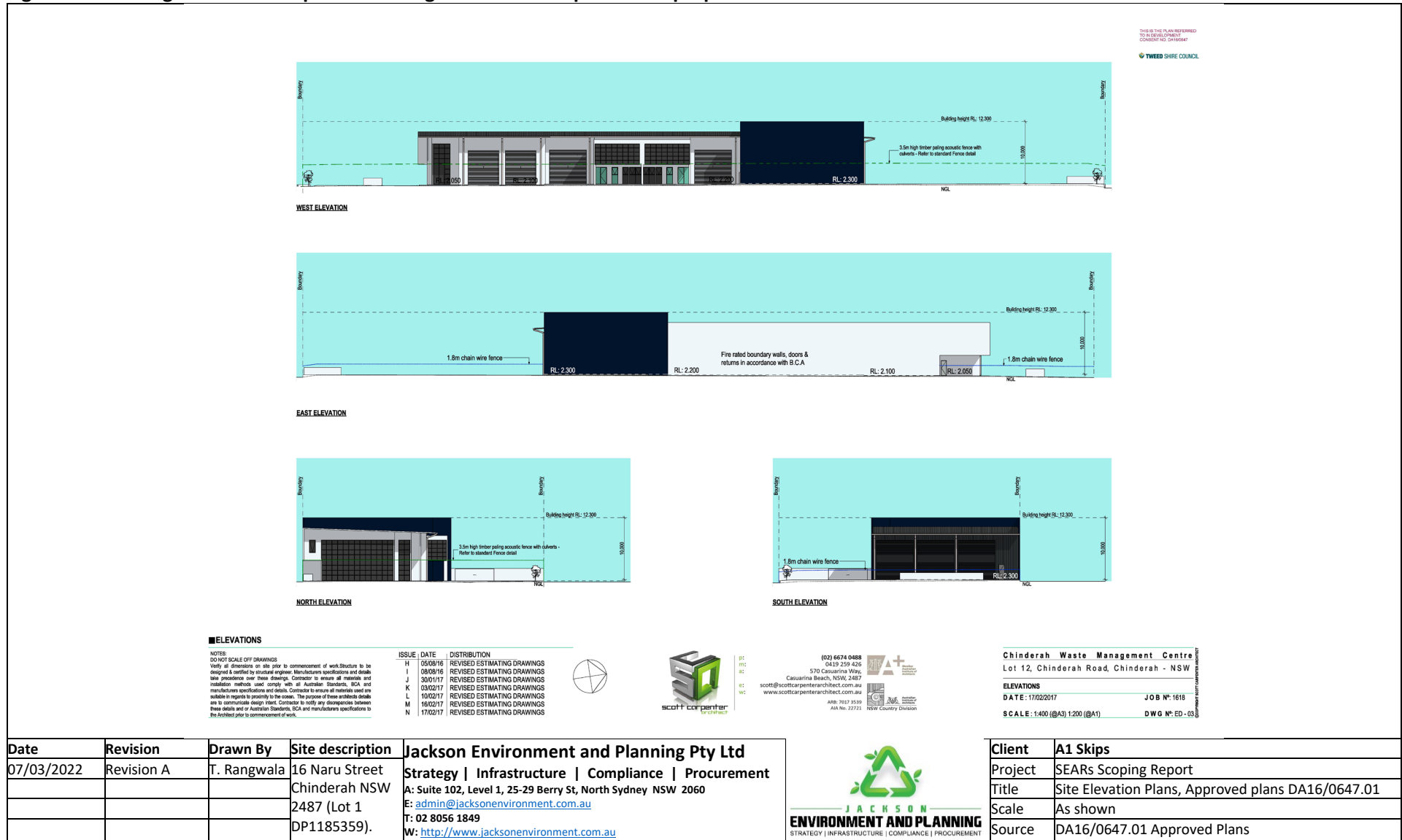


Figure 2.2. Existing site plan including warehouse and waste storage areas. No changes will occur as part of the proposal.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd		Client	A1 Skips
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						Title	Site Layout Plans, Approved plans DA16/0647.01
						Scale	As shown
						Source	DA16/0647.01 Approved Plans

Figure 2.3. Existing site elevation plan. No changes will occur as part of the proposal.



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Client	A1 Skips
Project	SEARs Scoping Report
Title	Site Elevation Plans, Approved plans DA16/0647.01
Scale	As shown
Source	DA16/0647.01 Approved Plans

2.2 Quantities of waste materials to be received and stored

The development application seeks consent to receive wastes of 15,000 tonnes per annum. Currently, A1 Skips has an approval to operate as a waste or resource transfer station under the Tweed Shire Council's DA16/0647 for 6,000 tonnes per annum.

No changes to the waste types or quantities held on site will occur as a result of the proposed capacity increase.

The storage of materials received onsite will be limited to storing the sorted wastes for a minimum period and subject to the operational efficiencies in delivering the recovered materials to the appropriate recycling facility for processing or disposal.

2.3 Vehicles entering the site

Vehicles entering the site will include employee personal vehicles. Currently 11 employees are onsite each day comprising of 4 office staff, 2 operations staff and 5 truck drivers resulting in 22 vehicle movements.

To manage the additional incoming materials for recovery, 4 full time staff will be needed, ie: a total of 15 staff. The four full time new employment will include one office staff and three truck drivers.

The operations of the WTS, based on recorded operations from a similar WTS in 2015/16, is summarised below:

- A conservative maximum of 15,000 tonnes of waste shall be processed per annum;
- The facility shall operate 6 days per week, 51 weeks per year = 299 days per year (allowing for public holidays/Christmas break);
- Average skip truck (inbound waste) load weight of 5 tonnes with 10.03 loads per day anticipated;
- Average bulk truck (outbound waste) load weight of 80 tonnes with 0.62 loads per day anticipated;
- Equates to 56 incoming waste trips to / from the facility per day (i.e. 28 IN : 28 OUT);
- Equates to 4 outgoing waste trips to / from the facility per day (i.e. 2 IN : 2 OUT);
- TOTAL of 60 truck trips per day to / from the waste facility.

It is anticipated that there will be 60 truck movements (in and out) per day comprising 56 Heavy Rigid Vehicle movements (skip bin trucks) and four 19 m Truck and Dog combination (50 TPL) per day for bulk load out of waste. All skip bin trucks bringing waste to the Site will be owned by A1 Skips.

All vehicles will enter and exit the site from the main entry on Naru Street. The southern end of the site has room for reversing the large trucks and HRVs.

The site has 16 car parking spaces for staff and visitor vehicles are along the western side of the warehouse. Located to the North of the warehouse are two disability parking areas, bicycle parking areas and one motorcycle parking area. To the South of the warehouse on the western boundary are three truck parking areas and one loading/unloading zone. This allows ease of access for the larger vehicles, to the weighbridge, sorting shed and storage areas. As the largest vehicle expected on site is a 19 m Truck and Dog, parking is easily accommodated onsite.

The parking arrangements are detailed in Figure 2.2 - Layout of the Site plan. Parking area for a total of 15 staff including eight truck drivers will be accommodated within the current plan. No additional parking areas will be required.

3. Planning and legislative requirements

The proposed upgrade is on the land subject to the provisions of the *Tweed Local Environmental Plan 2014*, zoned as IN1 General Industrial zone site.

A 'Waste Disposal Facility' is defined as a 'Waste or resource management facility'. The *Tweed Local Environmental Plan 2014* defines a waste or resource management facility as any of the following:

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

Waste or resource transfer station means a building or place used for the collection and transfer of waste materials or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

Under the *Tweed Local Environmental Plan 2014*, waste or resource transfer stations are permitted with consent within IN1 General Industrial zoned areas.

3.1 Commonwealth and State legislative requirements

3.1.1 Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) came into force from 16 July 2000. The EPBC Act requires actions which are likely to have a significant impact on matters of National Environmental Significance, or which have a significant impact on Commonwealth land, to be referred to the Commonwealth Minister for the Environment for approval.

The nine matters of National Environmental Significance protected under the EPBC Act are:

- World heritage properties;
- National heritage places;
- Wetlands of international importance (listed under the Ramsar Convention) ;
- Listed threatened species and ecological communities;
- Migratory species protected under international agreements;
- Commonwealth marine areas;
- The Great Barrier Reef Marine Park;
- Nuclear actions (including uranium mines); and
- A water resource, in relation to coal seam gas development and large coal mining development.

No National Environmental Significance matters would be impacted by the proposed development.

3.1.2 *Environmental Planning and Assessment Act 1979*

Section 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the accompanying Regulations provide the framework for environmental planning in NSW. It includes provisions to ensure that proposals which have the potential to impact the environment are subject to detailed assessment and to provide opportunity for public involvement.

The proposed development is consistent with the overall objectives of the *Environmental Planning and Assessment Act 1979* and is considered capable of fulfilling the statutory requirements. A preliminary environmental assessment of the site carried out to develop the SEARs scoping report has determined that the proposed development will not result in any significant negative impacts that cannot be adequately mitigated or managed.

3.1.3 *Environmental Planning and Assessment Regulation 2021*

While the EP&A Act provides the overarching framework for the planning system in NSW, the *Environmental Planning and Assessment Regulation 2021* (the EP&A Regulation) came into effect from 18 February 2021 and supports the day-to-day requirements of this system. It supplements the broader provisions of the Act and covers matters such as local environmental plans and development control plans, which are used by councils to manage growth and development through the use of land use zoning, development standards and other planning mechanisms. It also contains key operational provisions relating to the development assessment and consent process, requirements associated with development contributions, and fees for planning services.

The site is located approximately 30m away from the nearest residential property located in an R2 (low density residential) zone. However, it is separated by a Naru Street and zoned as RE1 (public recreation area). All sorting works are proposed to be carried out within the warehouse limiting the noise and visual impacts. The storage of incoming materials will be in the open storage areas located outside and at the southern end of the property, minimising any dust or odour issues from timber decompositions process. As the site is located wholly within an IN1 General Industrial, associated traffic is consistent with that of the area and the existing approval of the site as a waste or resource transfer station.

Although, it is unlikely this development will significantly affect the residents or amenity of the neighbourhood, a 3.5m acoustic fence has been installed along northern and western boundaries to contain the noise impacts to the sensitive receptors.

Advice was provided by Tweed Shire Council during the pre-DA meeting, for the application to be considered as Designated Development, to ensure all impacts are thoroughly assessed and management measures are planned, to comply with the current planning legislation and its regulatory instruments.

The proposed project is recommended for assessment as a Designated Development under Clauses 45 and 48 of Schedule 3 to the *Environmental Planning and Assessment Regulation 2021*, to be determined by the Northern Regional Planning Panel.

3.1.4 *Protection of the Environment Operations Act 1997*

The *Protection of the Environment Operation Act 1997* (POEO Act) prohibits any person from causing pollution of waters, or air and provides penalties for air, water and noise pollution offences. Section 48 of the Act requires a person to obtain an Environment Protection License from the NSW Environment Protection Authority before carrying out any of the premise-based activities described in Schedule 1 of the Act.

Schedule 1 of the Act (Clause 34) details “Resource Recovery” as an activity. Recovery of general waste means the receiving of waste (other than hazardous waste, restricted solid waste, liquid waste or special waste) from off site and its processing, otherwise than for the recovery of energy.

A Resource Recovery activity is declared to be a scheduled activity if it meets the following criteria:

“...if the premises are in the regulated area—

(a) involves having on site at any time more than 1,000 tonnes or 1,000 cubic metres of waste, or

(b) involves processing more than 6,000 tonnes of waste per year if the premises are outside the regulated area-

(a) involves having on site at any time more than 2,500 tonnes or 2,500 cubic metres of waste, or

(b) involves processing more than 12,000 tonnes of waste per year.”

Schedule 1 of the Act (Clause 42) details “Waste Storage” as an activity. Waste storage means the receiving from off site and storing (including storage for transfer) of waste.

A waste storage activity is declared to be a scheduled activity if it meets the following criteria:

“...If the premises are in the regulated area:

(d) more than the following amounts of waste (other than waste referred to in paragraph (a) or (b)) is received per year from off site—

(i) in the case of premises in the regulated area—6,000 tonnes...”

The site is located in the regulated area and the proposed development will receive more than 6,000 tonnes of waste per year, therefore, an Environment Protection Licence will need to be obtained for the facility. Following approval of the proposed development, and prior to commencement of waste storage and resource recovery activities (above 6,000 tpa), A1 Skips will apply for an Environment Protection Licence from the NSW Environment Protection Authority.

3.1.5 Protection of the Environment Operations (Waste) Regulation 2014

During 2013-14 the EPA carried out an extensive review and consultation process on NSW's waste regulatory framework. The result was the *Protection of the Environment Operations (Waste) Regulation 2014* (the Waste Regulation).

The Waste Regulation improves the EPA's ability to protect human health and the environment and paves the way for a modern and fair waste industry in NSW. The EPA rolled out the new rules stipulated under the Waste Regulation in stages over 2014-2017.

These changes include amended thresholds for environment protection licences and reforms to the waste levy system.

The Waste Regulation is supported by the Waste levy guidelines. These guidelines specify how to measure waste to calculate waste levy liability, the deductions waste operators can claim, and the EPA's requirements for records, surveys and reports. All licensed processing, disposal, recycling and storage facilities within the metropolitan levy area or regional levy area are subject to the levy system.

Furthermore, scheduled waste facilities in a levy-payable area must ensure that there is a weighbridge installed at the facility. A weighbridge has been installed at the site and is compliant with the Waste Regulation requirements.

3.2 Environmental Planning Instruments and Policies

3.2.1 Tweed Local Environmental Plan 2014

The aim of *Tweed Local Environmental Plan 2014* (Tweed LEP) is to allow for the efficient development and protection of land within the Tweed Local Government Area. The site is on land zoned as IN1 General Industrial. The objectives of this zone are:

- *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 enable land uses that provide facilities or services to meet the day to day needs of workers in the area.*

The *Tweed LEP* defines a waste or resource management facility as any of the following:

- A resource recovery facility*
- A waste disposal facility*
- A waste or resource transfer station*
- A building or place that is a combination of any of the things referred to in paragraphs (a)-(c)*

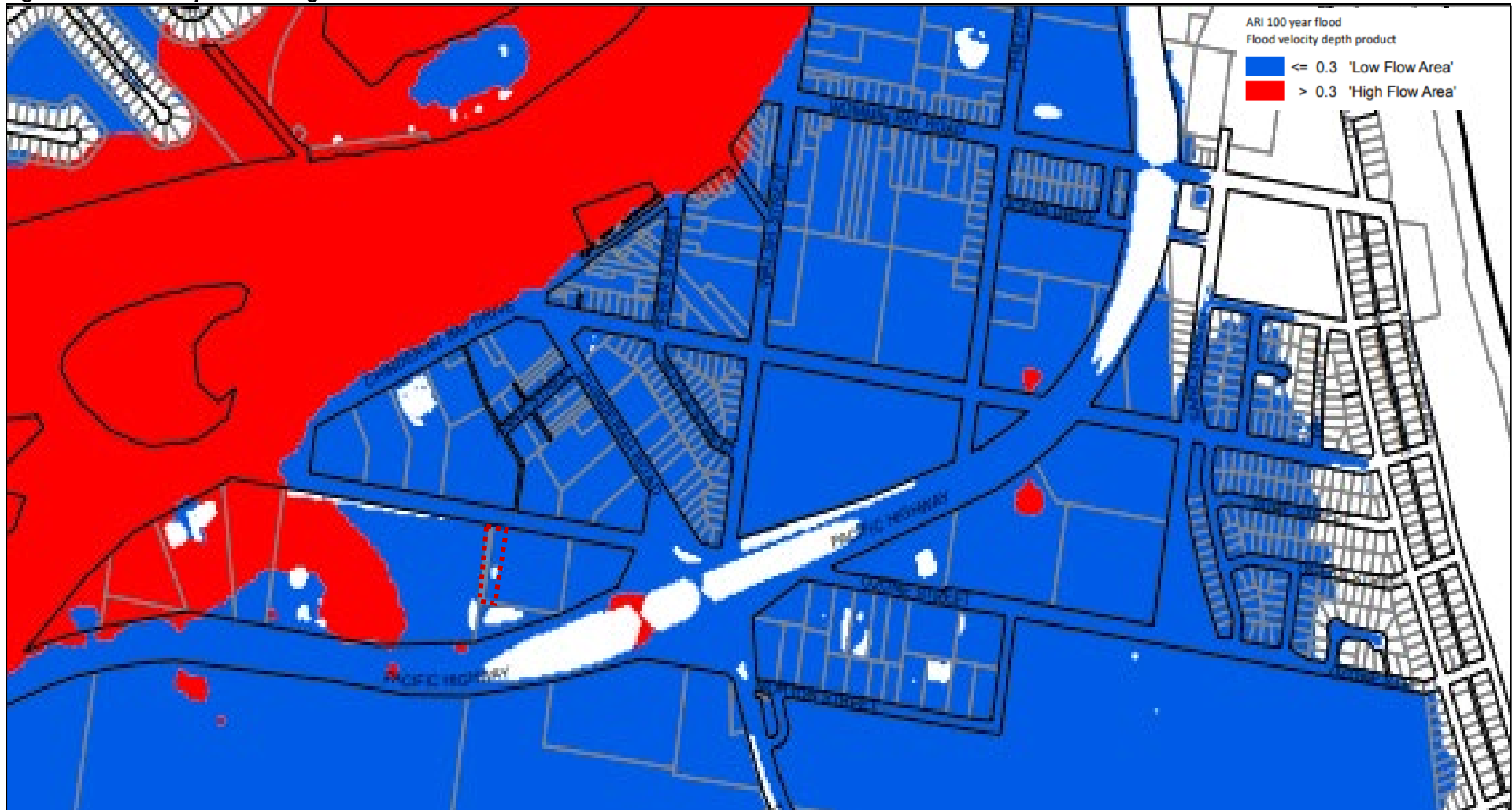
Waste or resource transfer station means a building or place used for the collection and transfer of waste materials or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.

The proposed development is and has been approved as a waste or resource transfer station which, under the Tweed LEP 2014, is development permitted with consent on an IN1 General Industrial zoned area.

As per the Tweed LEP, the site is located in Low Flow - Flood Prone Area (see Figure 3.1) with flood levels of 3.1 AHD, which requires flood planning for 1:100 ARI. The site averages at 2 AHD and the warehouse at 2.2 AHD. The proposed upgrade (increase in storage capacity) does not have any additional adverse impacts.

Additionally, the site is located in a potential Acid Sulphate Soils Risk Area designated in the LEP as Level 3 (See Figure 3.2). Not applicable as no construction works are being proposed.

Figure 3.1. ARI 100-year flooding.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd		Client	A1 Skips
07/03/2022	Revision A	T. Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT	Project	SEARs Scoping Report
						Title	Flood Risk Area Tweed DCP 2008
						Scale	As shown
						Source	7550_COM_FLD_022_020_20140303

Figure 3.2. Acid Sulphate Soils Risk - High probability of occurrence.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd		Client	A1 Skips
07/03/2022	Revision A	T. Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT	Project	SEARs Scoping Report
						Title	Acid Sulphate Soil Risk Area (Tweed LEP Area 22)
						Scale	As shown
						Source	7550_COM_ASS_022_020_20150715

3.2.2 State Environmental Planning Policy (Planning Systems) 2021

The *State Environmental Planning Policy (Planning Systems) 2021*¹, effective from 01 March 2022 incorporates and repeals the provisions of the *State Environmental Planning Policy (State and Regional Development) 2011*, *State Environmental Planning Policy (Aboriginal Land) 2019* and the *State Environmental Planning Policy (Concurrences and Consents) 2018*.

The aim of this consolidated *State Environmental Planning Policy (Planning Systems) 2021* is to ensure that the development proposal meets with the current legislative and regulatory requirements of the proposed development, in a simplified and effective manner.

The proposed upgrade of the waste transfer and resource recovery facility is a 'Particular Designated Development' and is therefore Regionally Significant Development under Clause 7(c) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*.

3.2.3 State Environmental Planning Policy (Biodiversity and Conservation) 2021

The aim of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* is to:

- Protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.
- The subject site is located within the Tweed Coast's Koala Management Area and requires preparation of plans of management in areas of core koala habitat.

A detailed assessment will be carried out at EIS stage to identify the impacts of the development and develop an adequate plan of management should the site be identified as area of core koala habitat.

3.2.4 State Environmental Planning Policy (Resilience and Hazards) 2021

The aim of this Policy is to promote an integrated and co-ordinated approach to land use planning for resilience and hazards management. The consolidated SEPP incorporates and repeals the provisions of three SEPPs of SEPP (*Coastal Management*) 2018; *SEPP 33 - Hazardous and Offensive Development*; and *SEPP 55 - Remediation of Land*.

The clauses of *SEPP (Resilience and Hazards) 2021* that apply to this designated development are noted to be:

- 1) Chapter 2 Division 4 Clause 2.11 - Development on land within the coastal use area;
- 2) Chapter 3 Part 3 Clause 3.10 - Potentially hazardous or potentially offensive development
- 3) Chapter 4 Clause 4.1 - Object of this Chapter

Chapter 2 Coastal management

¹ Available at: [Consolidation of state environmental planning policies](#); Last accessed 23-May-2022.

The Site is located on land within the Coastal use area. Use of the Site for a waste management facility is not expressly permitted or prohibited under the Coastal Management SEPP. Development within the Coastal use area must meet the conditions of Clause 2.11 of the *SEPP (Resilience and Hazards) 2021*.

2.11 Development on land within the coastal use area

(1) Development consent must not be granted to development on land that is within the coastal use area unless the consent authority—

(a) has considered whether the proposed development is likely to cause an adverse impact on the following—

- (i) existing, safe access to and along the foreshore, beach, headland or rock platform for members of the public, including persons with a disability,*
- (ii) overshadowing, wind funnelling and the loss of views from public places to foreshores,*
- (iii) the visual amenity and scenic qualities of the coast, including coastal headlands,*
- (iv) Aboriginal cultural heritage, practices and places,*
- (v) cultural and built environment heritage, and*

(b) is satisfied that—

- (i) the development is designed, sited and will be managed to avoid an adverse impact referred to in paragraph (a), or*
- (ii) if that impact cannot be reasonably avoided—the development is designed, sited and will be managed to minimise that impact, or*
- (iii) if that impact cannot be minimised—the development will be managed to mitigate that impact, and*

(c) has taken into account the surrounding coastal and built environment, and the bulk, scale and size of the proposed development.

The proposed development does not require any construction works to for the changes to the operation of the facility that will impact any features within, or access to, the coastal zone. The distance to the coastline from the east boundary of the property is approximately 2.08 kms. The proposal is consistent with existing development and land uses in the surrounding area.

Chapter 3 Hazardous and offensive development

The Chapter outlines the requirements for a Preliminary Hazard Analysis screening test, required to be undertaken for hazardous and potentially hazardous industries under Chapter 3 Part 3 of *SEPP (Resilience and Hazards) 2021*.

Part 3 Potentially hazardous or potentially offensive development

3.10 Development to which Part 3 applies

(1) This Part applies to

- (a) development for the purposes of a potentially hazardous industry, and*
- (b) development for the purposes of a potentially offensive industry, and*
- (c) development notified, for the purposes of this Part, by the Director in the Gazette as being a potentially hazardous or potentially offensive development.*

This screening procedure will determine if the proposed development triggers the requirements of Clause 3.11 which would require a Preliminary Hazard Analysis to be prepared.

The material stored on site are not classified as hazardous wastes and so exempt from the considerations of Chapter 3 of *SEPP (Resilience and Hazards) 2021*.

Chapter 4 Remediation of land

Applicants for consent must carry out a preliminary site investigation for any development consent sought on land previously used for activities that may cause contamination.

SEPP (Resilience and Hazards) 2021 requires the approval authority to have regard to certain matters before granting approval. These matters must align with the *Clause 4.1 Objects of this Chapter* and include:

- Whether the land is contaminated;
- Whether the land is, or would be, suitable for the purpose for which development is to be carried out; and
- If remediation is required for the land to be suitable for the proposed purpose, whether the land will be remediated before the land is used for that purpose.

4.1 Object of this Chapter

- (1) The object of this Chapter is to provide for a State wide planning approach to the remediation of contaminated land.
- (2) In particular, this Chapter 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.

SEPP (Resilience and Hazards) 2021 also imposes obligations in *Clause 4.14 Guidelines and notices: all remediation work* to carry out any remediation work in accordance with relevant contaminated land planning guidelines under the *Contaminated Lands Management Act 1997* and to notify the relevant council of certain matters in relation to any remediation work. However, the EPA list of notified contaminated sites does not list the subject site as contaminated land. As no soil disturbance will occur, the proposal is exempt from the legal obligations as set in this Chapter.

3.2.5 State Environment Planning Policy (Transport and Infrastructure) 2021

The aim of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* is to facilitate the effective delivery of infrastructure across NSW by improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and by providing greater flexibility in the location of infrastructure and service facilities.

The consolidated SEPP incorporates and repeals the provisions of four SEPPs of *SEPP (Infrastructure) 2007*; *SEPP (Educational Establishments and Childcare Facilities) 2017*; *SEPP (Major Infrastructure Corridors) 2020*; and *SEPP (Three Ports) 2013*.

Other key aims of the *SEPP (Transport and Infrastructure) 2021* are to allow for the efficient development, redevelopment or disposal of surplus government owned land, and identify the environmental assessment

category into which different types of infrastructure and services development falls under, including identifying certain development of minimal environmental impact as exempt development.

The proposed development is permissible with consent under clause 2.152 of the *SEPP (Transport and Infrastructure) 2021*.

Schedule 3 of *SEPP (Transport and Infrastructure) 2021* also seeks referral to Transport for NSW TfNSW) for any traffic generating development. This proposal is traffic generating development application and requires to be referred to TfNSW as per Column 3 where a waste or resource management facility referral is required for any size or capacity.

3.2.6 State Environment Planning Policy (Industry and Employment) 2021

The aim of *State Environmental Planning Policy (Industry and Employment) 2021* is to ensure that signage is compatible with the desired amenity and visual character of an area, provides effective communication in suitable locations and is of a high-quality finish and design. This Policy does not regulate the content of signage and does not require consent for a change in the content of signage.

The consolidated SEPP incorporates and repeals the provisions of two SEPPs of *SEPP (Western Sydney Employment Area) 2009*; and *SEPP 64 - Advertising and Signage*.

Chapter 3 Advertising and Signage of the *SEPP (Industry and Employment) 2021* notes detailed requirements that a consent authority must be satisfied with prior to granting development consent as noted in Clause 3.6 and 3.7 of the SEPP.

3.6 Granting of consent

A consent authority must not grant development consent to an application to display signage unless the consent authority is satisfied:

- (a) that the signage is consistent with the objectives of this Policy as set out in clause 3.1 (1) (a), and*
- (b) that the signage the subject of the application satisfies the assessment criteria specified in Schedule 5.*

3.7 Advertisements to which this Part applies

- (1) This Part applies to all signage to which this Policy applies, other than the following:
 - (a) business identification signs,*
 - (b) building identification signs,*
 - (c) signage that, or the display of which, is exempt development under an environmental planning instrument that applies to it,*
 - (d) signage on vehicles*

SEPP (Industry and Employment) 2021 does not apply to the proposed development. The proposal will only include 'business identification signage'.

3.3 Other applicable legislation or strategies

3.3.1 Fire and Rescue NSW – Fire Safety Guidelines v02.02

In August 2019, Fire and Rescue NSW published new guidelines ‘Fire Safety in waste facilities’ version 02.02 that apply to waste and resource recovery operations. These guidelines need to be considered for facilities that are seeking approval for upgrades or changes, and for new facilities. These guidelines were updated in February 2020.

The purpose of the document is to provide guidance on fire safety in waste facilities that receive combustible waste materials, including adequate provision for fire safety, and facilitate safe fire brigade intervention to protect life, property and the environment. The guideline specially outlines the requirement of Fire and Rescue NSW for:

- (a) *Considering for safety during all stages of a waste facility, including site selection, planning, design, assessment and operation;*
- (b) *Fire safety systems to be adequate to the special hazards identified within a waste facility and which also meet the operational needs of fire fighters;*
- (c) *Safe storage and stockpiling of combustible waste material based on expected combustibility and maximum pile size;*
- (d) *Workplace fire safety and fire safety planning, including procedures in the event of fire or an emergency incident.*

As the waste or resource transfer station has a floor area of 1,000 m² and will store less than 50m³ of combustible waste indoors, the proposed development is exempt under Section 3 (e) of the *Fire Safety Guidelines - Fire safety in waste facilities*.

3.3.2 Standards for Managing Construction Waste in NSW

The *Standards for Managing Construction Waste in NSW* commenced on 15 May 2019. The Standards have been implemented to:

- Minimise the risk of harm to human health and the environment from asbestos and other contaminants found in construction waste;
- Ensure operators of construction waste facilities implement appropriate processes and procedures to manage these risks; and
- Improve industry and community confidence in the quality of resources recovered from construction and demolition waste.

The Standards apply to all construction and demolition waste facilities with an environment protection licence for waste storage, waste processing or resource recovery. The Standards require construction and demolition waste facilities to:

- Implement a two-stage inspection process to ensure asbestos waste and other unpermitted wastes do not enter the facility;
- Implement sorting and waste storage requirements to improve the quality of recovered resources and avoid cross-contamination of materials;
- Ensure construction waste is only transported from the facility if it has been handled in accordance with the Standards on-site; and

- Ensure that all staff managing, supervising or undertaking tasks required by the Standards have been appropriately trained.

Where any load is found or reasonably suspected to contain unpermitted wastes, the entire load of waste must be rejected, and must be removed from the facility on the vehicle on which it arrived. The Standards also include the following requirements:

- Construction waste must be sorted and classified into individual waste types;
- Sorted construction waste must not be mixed with any other type of waste;
- Each individual waste type must be stored separately, and storage areas must be clearly labelled;
- Stockpiles must be clearly delineated and separated by a minimum of three metres; and
- Stockpiles must be checked by staff every business day to ensure waste is correctly stored.

Compliance with the Standards is a compulsory licence condition for all construction and demolition waste facilities. Failure to comply with the Standards is a breach of section 64 of the *Protection of the Environment Operations Act 1997*.

The site's Operational Environmental Management Plan (OEMP) will need updating to demonstrate compliance with these requirements.

4. Tweed Development Control Plan 2008

The *Tweed Development Control Plan 2008* (Tweed DCP) came into effect on 30 April 2008, is in accordance with Clause 21(4) of the Environmental Planning and Assessment Regulation 2000 and consistent with the provisions of the Tweed LEP. All relevant aspects of the Tweed DCP have been considered in preparing the SEARs Scoping Report for the proposed development. Sections and provisions of the Tweed DCP relevant to the proposed development are described in Table 4.1. These include:

- Section A2 - Site Access and Parking Code;
- Section A3 - Development of Flood Liable Land;
- Section A4 - Advertising Sign Code;
- Section A15 - Waste Minimisation and Management; and
- Section A17 - 2.4 Industrial Zone (IN1).

It should be noted that the proposed development seeks to increase the capacity of the existing warehouse for use as a waste or resource transfer station. The warehouse, internal office space and staff amenities will remain unchanged for the proposed development. The only changes proposed are associated with the increase in the storage capacity from 6,000 tpa to 15,000 tpa. The proposed development does not involve any additions and alterations to the site or any construction works.

Table 4.1. Access and parking controls for the proposed site from the Tweed DCP.

Part		Controls	Compliance
Section A2 - Site Access and Parking	A2.2.1 Design Principles	<p>Controls to address:</p> <ol style="list-style-type: none"> Access and parking design shall integrate and coordinate: <ul style="list-style-type: none"> Pedestrian, cycleway, public transport passenger and disabled person access; Bicycle, vehicle and disabled person parking modules; Specific staff, customer, resident and visitor parking requirements; Circulation, access driveways and frontage road access; Service and delivery vehicle parking, loading and unloading; and Landscaping and stormwater treatment enhances the amenity of the site and locality 	<p>For vehicle access and parking the site has 16 car parking spaces, 2 disability parking areas, bicycle parking area with lockable triangles fitted for security, 3 truck parking areas, 1 loading / unloading area and 1 motorcycle parking area.</p> <p>Proposal compliant</p>
	A2.2.2 Operating Hours and Vehicle entry times	<p>Proposed business operating hours 6:00 AM to 6:00 PM Monday to Friday and 7:00 AM to 5:30 PM on Saturdays.</p> <p>Controls addressed:</p> <ul style="list-style-type: none"> The vehicles are proposed to enter and exit site between 6:00 to 7:00 AM. Unloading, sorting and loading activities will be carried out during daytime hours of 7:00 AM to 6:00 PM only (Monday to Friday) and 7:00 AM to 5:30 PM on Saturdays (consistent with DA16/0647). 	<p>Night time HV access to site (6:00 AM to 7:00 AM) - compliance measures to include night time HV access requirements.</p>
Section A3 - Development Flood Liable Land	A3.4 Chinderah AND FINGAL ROAD (South of No. 45 Fingal Road)	<p>Flooding in these localities has been identified as relatively low velocity flood storage, with small areas of floodway. These categories are shown on an independent series of maps held by Council and available for public examination during normal office hours .</p>	<p>The construction works are compliant with the flood protection measures for the IN1 General industrial area. The warehouse levels averages to RL 2.4</p>
	A3.4.1 Flood Behaviour	<p>Minimum DFL in Tweed Shire is RL 2.6m AHD. The development is in 'Flood Affected – Low Flow Area', for a 100 year ARI flood event as per Figure 3.1</p>	<p>Compliant with Development Consent DA 16/0647.01</p>

	Part	Controls	Compliance
A4 - Advertising Sign Code	A4.3.3 - Trade and Industrial Centres	<p>Controls to ensure consistent signage and to:</p> <ul style="list-style-type: none"> To permit the adequate display of information concerning the identification of premises, the name of the occupier and the activity conducted on the land. To place advertising signs so that they enhance the architectural and landscape presentation of the trade or industry and appear proportional to the scale of the building or space within which they are located. To improve the appearance of buildings with the design and placement of signs. <p>To encourage a co-ordinated approach to advertising where there is multiple occupancy of sites.</p>	Compliant with the signage requirements.
A15 - Waste minimisation and management	3.2 Complying Development	For development identified as Complying Development in accordance with Council's adopted Complying Development criteria or the State Environmental Planning Policy (Exempt and Complying Development Codes), Council staff or accredited certifiers are encouraged to consider the provisions of this Section of the DCP, although this is requirement is not mandatory.	Waste Management Plan will be prepared in detail at the development application stage.

	Part	Controls	Compliance
Section A17 - Business, Enterprise Corridor & General Industrial Zones	3. Site Design	1. Development designed to site conditions is more likely to: <ul style="list-style-type: none"> • Deliver development that is appropriate to a given site in terms of best use of the site from a contextual as well as an environmental and employment generating perspective; • Enhances the amenity of the site and locality • Improve the overall comfort levels of buildings • Enhances the sense of place • Reinforce the role and character of the Tweed more broadly • Improves the quality of the natural and built environment for users and employees alike • Ensures that the proposed development is the best possible solution • Makes the best contribution to its surroundings and • Present development that is often cheaper to operate and is less reliant on artificial lighting, mechanical heating and cooling. 	This proposal seeks to use an existing warehouse with existing internal office areas and staff amenities. No changes to the building structures are proposed.
	4. Building Envelope	1. The key criteria that help define the building envelope and controls that include: <ul style="list-style-type: none"> • Setbacks • Heights 2. Site coverage	These construction works are compliant with the BCA codes of Australia and the Building development envelope criteria.
	5. Building Design	1. Objective of the building design is to maximise energy efficiency and passive design measures in all business developments to manage the sub-tropical climatic conditions of Tweed Shire where the main characteristics include: <ul style="list-style-type: none"> • High humidity, especially inland areas away from coast • High temperatures year around with mild winters • Minimal seasonal temperature variation (average 14-26°C) • Low diurnal range (day/night temperature fluctuation) and • Higher than average rainfall (average 1550 mm per annum) The building is compliant with the councils requirements to address the climatic conditions. 	
	6. High humidity, especially inland areas away from coast	1. The key criteria that help define the building envelope and controls that include: <ol style="list-style-type: none"> a. Setbacks b. Heights 2. Site coverage	These construction works are compliant with the BCA codes of Australia and the Building development envelope criteria.

	Part	Controls	Compliance
	7. High temperatures year around with mild winters	1. Shops and factory outlets, Childcare centres, Signs and advertising, fences, temporary outdoor activities, safety and security have specific requirements to ensure that the works and building structures do not impact the visual amenity - in scale and nature, when poorly located or designed.	The building is compliant with the councils requirements to address the climatic conditions.

5. Project Justification

5.1 Strategic Drivers

5.1.1 NSW EPA Strategic Plan 2021-24

NSW Environmental Protection Authority (The EPA) has the ambitious plan to be a world class regulator. The plan describes environmental stewardship and use of the regulatory tool to protect and enhance the environment for today and future. The EPA has identified five focus areas for the next three years to provide services in collaboration with stakeholders, promoting a learning mindset, outcomes orientated focus, responsive and adaptive approach, and purpose and people-centred values. The five focus areas are:

1. Ecologically Sustainable Development
 - Champion sustainable approaches to mitigate the cumulative impacts of industry on local communities and environments
2. Waste
 - Take action to reduce the harmful impact of waste and drive behaviours that create a circular economy
3. Water Quality
 - Take action to ensure sustainable and safe water for the community, ecosystems and for economic prosperity and to support cleaner waterways.
4. Legacy and emerging contaminants
 - Take action to prevent harm by targeting our efforts on high-risk legacy, current and emerging contaminants.
5. Climate Change
 - Take action to reduce emissions, mitigate climate change impacts and build greater environmental and community resilience aligned with the principles in the NSW Net Zero Plan.

In accordance with the NSW Waste and Sustainable Materials Strategy 2041 - Stage 1, prioritises the way we manage our wastes for environmental benefits and economic opportunities, while being resource efficient.

5.1.2 NSW Waste and Sustainable Materials Strategy 2041

This strategy updates NSW's previous strategy: the *Waste Avoidance and Resource Recovery Strategy 2014–2021*.

NSW Waste and Sustainable Materials Strategy 2041: Stage 1 – 2021-2027 outlines the actions NSW will take over the next six years – the first phase of the strategy – to deliver on a set of long-term objectives. The strategy is by \$356 million in funding to help deliver priority programs and policy reforms, including:

- Phasing out problematic single-use plastic items;
- Financial incentives for manufacturers and producers to design out problematic plastics;
- Having government agencies preference recycled content and invest in research and pilots for recycling innovation;
- Introducing tighter environmental controls for energy from waste in NSW, with further consideration of planning and infrastructure needs underway;
- Mandating the source separation of food and garden organics for households and selected businesses; and
- Incentivising biogas generation from waste materials.

Specific targets focus on the environmental benefits and economic opportunities in how we manage our waste, and includes the following:

- Reduce total waste generated by 10% per person by 2030;
- Have an 80% average recovery rate from all waste streams by 2030;
- Significantly increase the use of recycled content by governments and industry;
- Phase out problematic and unnecessary plastics by 2025;
- Halve the amount of organic waste sent to landfill by 2030;
- Reduce litter by 60% by 2030 and plastics litter by 30% by 2025; and
- Triple the plastics recycling rate by 2030.

To complement this strategy, NSW also released the following documents:

- *NSW Plastics Action Plan*, which sets out how we will phase out problematic plastics, tackle litter from plastic items like cigarette butts, and support innovation and research; and
- *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs*, which sets out the investment pathway required for NSW to meet future demand for residual waste management and recycling.

A1 Skips, proposes to increase the sorting and recovering materials from mixed C&D, timber and garden organics wastes. The activity is aligned with the *NSW Waste and Sustainable Materials Strategy* and will contribute to maximising the use of current infrastructure for a larger throughput.

5.1.3 *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs*

The *NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs* supplements the *NSW Waste and Sustainable Materials Strategy 2041*, which sets out the long-term vision for managing waste, planning for infrastructure, reducing carbon emissions, creating jobs, and refocusing the way NSW produces, consumes and recycles products and materials. This strategy is backed by \$356 million in funding to help deliver priority programs and policy reforms.

This strategy updates NSW's priorities for waste and resource recovery to reflect the NSW Circular Economy Policy Statement, the Net Zero Plan Stage 1:2020–2030 and the National Waste Policy Action Plan.

A key focus of this strategy is ensuring the right infrastructure is available to process the material expected to enter the waste stream over the next two decades, and plan for NSW's waste and circular economy infrastructure, including leveraging private sector and government investment. There are three key areas of focus in the strategy that include residual waste, organics, and plastics.

The Key Organics Strategy is as follows:

By 2030, NSW will transition to source-separated collection of food and garden organics from households and, by 2025, source-separated collection of food organics from select businesses. This will significantly increase the volume of clean organics entering the recycling system. We must ensure we have capacity to reprocess this material.

The strategy includes a market assessment of processing capacity, throughput and future needs, opportunities and challenges across NSW. Assuming the existing pipeline of organics processing facilities are constructed and operational, by 2030 a 1.1 million tonnes per annum gap in processing capacity is estimated. By 2040, assuming all organics processing infrastructure required to meet the 2030 capacity gap are operational, there is still a deficit in capacity of 233,000 tonnes per annum (source-separated organics only).

5.1.4 *The National Waste Policy 2018 Strategy*

The *2018 National Waste Policy: Less waste, more resources* provides the framework for collective action by businesses, governments, communities and individuals until 2030. The 2018 National Waste Policy focuses on waste avoidance, improved material recovery and use of recovered materials.

Strategy 7 of the policy aims to increase industry capacity through identifying and addressing opportunities across municipal solid waste, commercial and industrial waste, and construction and demolition waste streams for improved collection, recycling and energy recovery, to deliver ongoing improvements in diversion from landfill, improved quality of recycled content and use of the waste hierarchy.

The proposal is aligned with the 2018 National Waste Policy to increase industry capacity through identifying and addressing opportunities for improved collection and deliver on improvements in diversion from landfill in the construction and demolition, timber and garden organics wastes.

6. Baseline Information

6.1 Site conditions

The site houses one large industrial warehouse building with internal offices. Office space and staff amenities includes an office, lunchroom and bathroom facilities. The warehouse is surrounded by sealed hardstand areas for traffic movement, parking, waste storage areas, weighbridge and skip bins.

6.1.1 Site topography and drainage

The existing site is situated within an existing Industry area. The approved site level is RL 2.2m AHD, and the site area is reasonably level with a current site level of RL 2.0m average.

The site is graded towards the western boundary. From there on, the site is graded towards the north-west corner. Runoff from the hardstand areas is directed to the vegetated strip parallel to the western boundary of the site for treatment purposes through via an overland flow path. After treatment, stormwater is discharged off-site via the existing stormwater pit in the north-west corner of the site. Roof water is directed directly to this pit without treatment.

6.2 Soils and Geology

The entire site is sealed with bitumen or concrete. The development will not require any earthworks that will impact the underlying soils and geology at the site.

6.3 Acid Sulfate Soils

The subject site has Acid Sulphate Soils, level 3 - high probability of occurrence.

As the development does not include construction or excavation works, this development application is not liable to be disturb the acid sulfate soils (refer to Figure 6.1 page 42).

6.4 Waterways

There is a small water body adjacent to the west end of the subject site, at about 40m at the nearest point. Tweed River is the nearest watercourse at about 590 m to the west of the property. Pacific Ocean is towards the west side of the property, at approximately 2.08 kms. The site is separated from all waterways by land, industrial development, residential development and small parcels of vegetated land.

6.5 Flooding

The proposed site is located within a “Flood Affected – Low Flow Area”, for a 100- year ARI flood event. Flood mapping by Tweed Shire Council has been included as Figure 3.1 page 22, and as extracted from the Tweed DCP 2008.

6.6 Groundwater

The subject site is not located in an area of groundwater vulnerability. The proposed development does not involve any construction or excavation works that would have an impact on the groundwater. The likelihood of the proposed development impacting the groundwater table is negligible.

6.7 Terrestrial Biodiversity

The site is located in an industrial zoned area. The nearest mapped Terrestrial Biodiversity area is approximately 48m south of the Site and 116 m to the east of the site of the site. The area is separated from the Site by 2 industrial lots adjoining the site on the east boundary and vacant land to the south boundary. See Figure 6.2 page 43.

It is considered very unlikely that the proposed development will impact on any terrestrial biodiversity areas identified due to the distance to the site and access limitations to the area.

The Site is located at about 48 m from the from the nearest mapped Bushfire Prone Land. The land between the site and the bushfire prone area has been cleared to address the requirements of the Asset Protection Zone. Additional bushfire protection measures will not be required for the proposed development.

However, the site is located within the Tweed Coast’s Koala Management Area and requires an assessment and preparation of plans of management, should the site be in areas of core koala habitat.

6.8 Mine Subsidence

The proposed development is not within a Mine Subsidence District.

6.9 Heritage

There are no identified Local and State Environmental Heritage identified on the site.

No Aboriginal heritage or items of cultural heritage significance are known to be present on the site. The proposal does not seek to make any significant changes to the site that could result in the disturbance of any items or areas of Aboriginal or historical cultural significance within 100 m of the site. The nearest AHIMS site is at approximately 190m from the proposed site boundary. See Figure 6.3 page 44.

6.10 Easements, licenses, or covenants on site

The site is impacted by a 15m wide electrical easement over the western boundary. The proposal will involve no construction, so the proposed development will have nil impacts on this existing easement.

6.11 Adjoining Premises and sensitive receptors

The site is owned and operated by A1 Skips as a Waste or Resource Transfer Facility. The site is located in an IN1 General Industrial zoned area. Tweed River is approximately 590 m to the west of the facility and coastline at approximately 2.08 m East of the site. The nearest sensitive receptors are Private Recreation zone RE1 - a tourist caravan park area and a low residential density development R2 are located to the North of the Site, an early learning centre, zoned RU2, is at approximately 450 m from the north end of the site. These locations are separated by the public recreation area (Naru Street) of 30 m width.

Sensitive receptors in the surrounding area are described in Table .

Table 6.1. Location of sensitive receptors, approximate distance from the proposed site.

Receptor	Address	Approximate Distance from Site
RU2 Offspring Early Learning	Cnr Naru street and Chinderah Road	450 m
RE2 Caravan Park Area	Cnr of Ozone St, Naru St and Anne Ln	45 m
R2 Low Residential Density Area	Cnr Naru St and Anne Ln	93 m
Biodiversity Values Land	Naru St	116 m

The proposal is unlikely to have an impact on the surrounding land uses and sensitive receptors due to the design of the process and the nature of the waste. The proposed use of the site as a waste or resource transfer station. All waste sorting activities will be conducted indoors to reduce noise and dust impacts. The site currently accepts construction and demolition wastes including timber wastes. No changes are proposed to include additional waste types.

6.12 Traffic

Access to the site is via Naru Street. The street forms a part of the Transport for NSW approved routes for 19 m Truck and Dog vehicles². The Site can be accessed by all vehicles (including trucks and personnel vehicles) following routes within the commercial and industrial areas, avoiding routes through residential areas.

In 2017, the development Application DA 16/0647 for a Waste or Resource Transfer facility at the site has been approved. As the current proposal to increase the throughput capacity of the site, the additional traffic generated is likely to generate traffic of lesser impact in a General Industrial Area, the route does not require access through residential area or private recreational areas on the other side of the Naru street. It is concluded that the proposal will not generate significant impact on the surrounding road network.

It is anticipated that the proposed development will result in approximately (in and out):

- 30 personnel vehicle movements;
- 56 Heavy Rigid Vehicle movements; and
- 4 Truck and Dog movements.

6.13 Parking

The development is classified as an industrial development and therefore the car parking requirements apply as per the Tweed DCP 2008, *Table 1 - D20*³: Development of a waste or resource transfer station - parking requirements are to be assessed on merits with a minimum of 1 Autonomous Vehicle (AV) Service Vehicle Parking is required.

The gross floor area of the warehouse is 5,042 m². The site has 16 car parking spaces, 2 disability parking areas, bicycle parking area with lockable triangles fitted for security, 3 truck parking areas, 1 loading/unloading area and 1 motorcycle parking area. As the largest vehicle expected on site is a 19 m Truck and Dog, parking can be easily accommodated onsite.

The parking arrangements are detailed in Figure 2.2 - Layout of the Site plan. Parking area for a total of 15 staff including eight truck drivers will be accommodated within the current plan. No additional car parking areas will be required.

6.14 Social/Cultural Environment

There are no expected changes to the impact of the development on the social and cultural environment. The development application will address this in more detail.

6.15 Visual catchment

The site is located in an industrial area and will use an existing warehouse and hardstand area. The proposed development will not change the visual amenity of the site. All waste sorting activities will be undertaken within the

² Transport for NSW (2021). *NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map*.

³ Available at: [Microsoft Word - Section A2 - Site Access and Parking Code V2](#); page 26; Last accessed 23-May-2022.

warehouse and will not be visible from the street or the neighbouring warehouse. Sorted timber and concrete storage areas are located on the Southern boundary of the site to minimise the visual impacts.

6.16 Air Quality

The site is located in a General Industrial IN1 zoned area. Truck movements due to increase in the storage capacity will almost double in numbers but will also create an opportunity to improve operational efficiencies of inbound and outbound truck movements. As all waste tipping and sorting occurs indoors, no impact on external air quality is anticipated.

6.17 Noise

The proposal will generate noise as a result of truck movements to and from the Site along the local road network, and truck and other equipment (e.g., front end loader) within the site. All loading and unloading of trucks and movement of materials using front end loaders will occur within the warehouse.

Background noise in the area is heavily influenced by the traffic on the Pacific Motorway and adjoining industrial sites. Although operations Monday to Friday are proposed to commence one hour earlier (at 6:00 AM), the operations between 6:00 AM and 7:00 AM will be limited to truck movements only, and no unloading, sorting or loading will occur between these times. As such, it is unlikely that unacceptable impacts from noise will be experienced in the area.

6.18 Setback

The setbacks as mentioned in Table 6.2 maintains compliances with the required setbacks nominated under the Tweed DCP Section 4.1 (C1) of A.17 Business, enterprise corridor and general industrial zones. Rear setback is exempt under an integrated development scheme and justified through a site analysis. This has already been approved and constructed. All outdoor storage areas (for empty skip bins and a bin for waste tyre storage) are located towards the southern end of the site, away from the public road. The proposed WRTS and General Industrial tenancies have the following setbacks:

Table 6.2. Property boundary setbacks.

Tweed DCP 2008 Section A-17	Setbacks
Northern Boundary - Naru Street	18.2m
Eastern Boundary - Industrial Site - (Integrated development)	0.0 m
Southern Boundary	36.5m
Western Boundary - electrical easement	17m

6.19 Fire Safety

Clause 7.6.1 of the *NSW Fire Safety Guidelines – Fire Safety in Waste Facilities* states that waste facilities with a fire compartment that has a floor area greater than 1,000 m² and contains more than 50m³ of combustible material are to have a sprinkler system installed. The waste receive and sorting part of the warehouse has a floor area of ~400m².

The fire safety measures onsite includes:

- Emergency Lighting;
- Exit Signs;
- Fire Doors;
- Fire Hydrant system; and

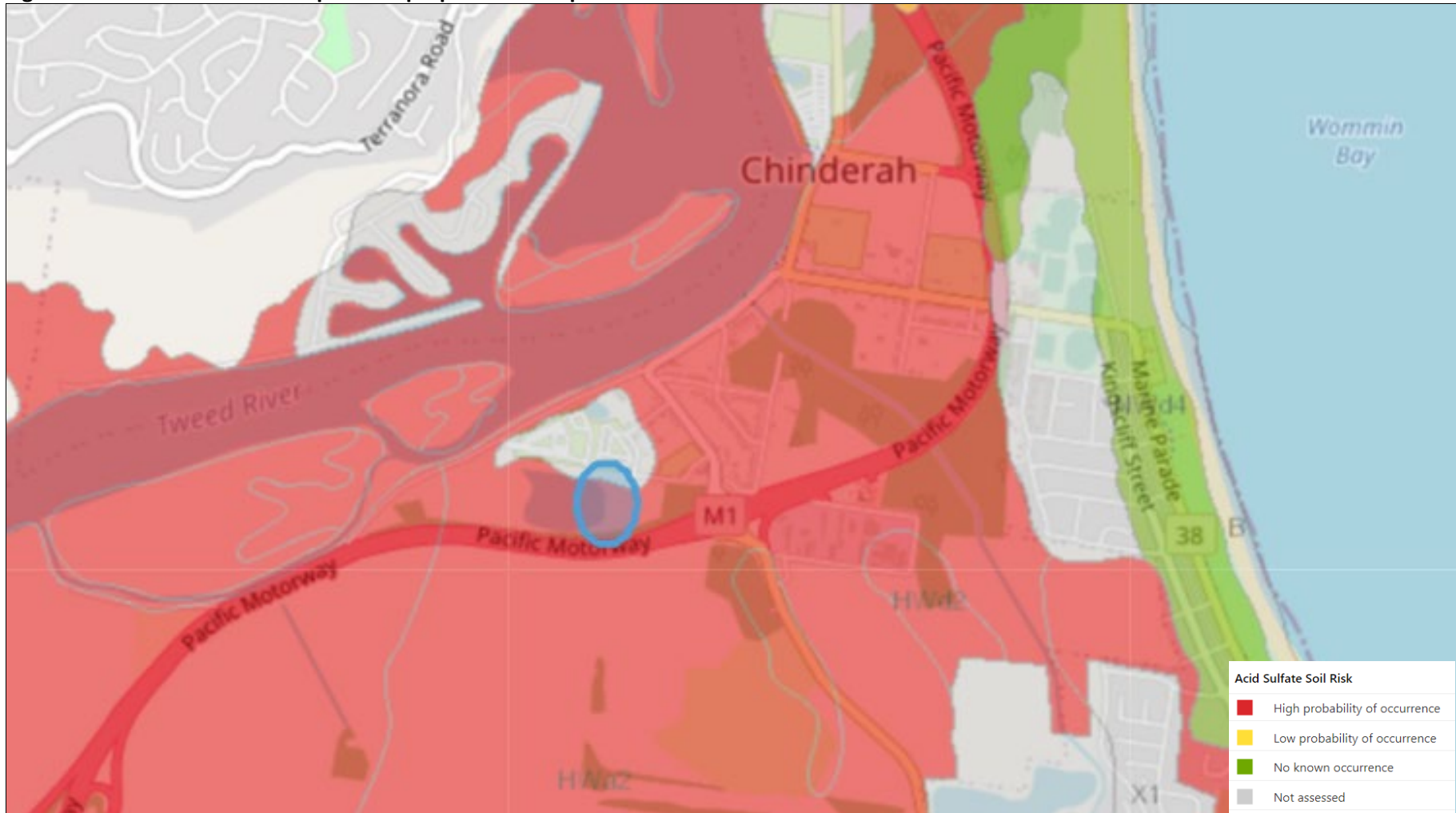
- Portable Fire extinguishers.

Furthermore, details of responsibilities for Fire Safety Procedures are noted and developed as a part of 'Chinderah Waste Management Centre A WHS PLAN V1 2021', including:

- Strict no-smoking policy,
- Good housekeeping,
- Stockpile management,
- Emergency services communication plan; and
- Regular staff fire safety training, including use of extinguishers and fire hose reels.

No further fire safety upgrades are likely to be necessary with the proposed increase in waste throughput at the site.

Figure 6.1. Acid Sulfate Soils Map for the proposed development area.



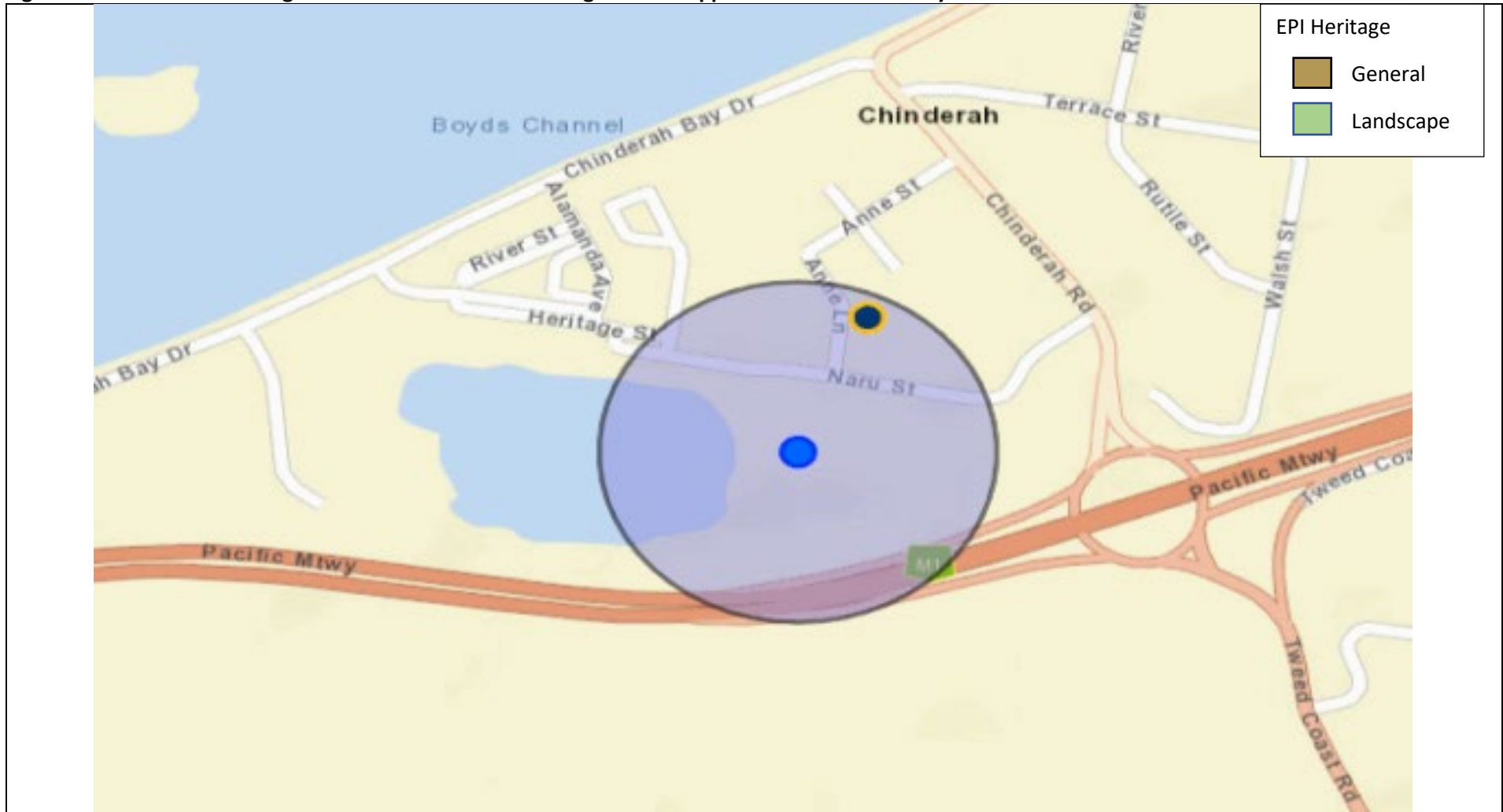
Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	 <p>JACKSON ENVIRONMENT AND PLANNING STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT</p>	Client	A1 Skips
09/03/2022	Revision A	T.Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement		Project	Recycling Centre Development
				A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060		Title	Acid Sulphate Soils Risk Area Map
				E: admin@jacksonenvironment.com.au		Scale	As shown
				T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Source	Department of Planning, Industry & Environment SEED Map

Figure 6.2. Terrestrial Biodiversity Map for the proposed development.



Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	Client	A1 Skips
09/03/2022	Revision A	T.Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au	Project	SEARs Scoping Report
					Title	Terrestrial Biodiversity Map
					Scale	As shown
					Source	Department of Planning, Industry & Environment SEED Map

Figure 6.3. Location of Heritage Items in the area surrounding the Site. Approximate site boundary in red.



EPI Heritage

- General
- Landscape

Date	Revision	Drawn By	Site description	Jackson Environment and Planning Pty Ltd	 JACKSON ENVIRONMENT AND PLANNING <small>STRATEGY INFRASTRUCTURE COMPLIANCE PROCUREMENT</small>	Client	A1 Skips
09/03/2022	Revision A	T.Rangwala	16 Naru Street Chinderah NSW 2487 (Lot 1 DP1185359).	Strategy Infrastructure Compliance Procurement A: Suite 102, Level 1, 25-29 Berry St, North Sydney NSW 2060 E: admin@jacksonenvironment.com.au T: 02 8056 1849 W: http://www.jacksonenvironment.com.au		Project	SEARs Scoping Report
						Title	AHIMS sites Map
						Scale	As shown
						Source	AHIMS Map - Office of Environment and Heritage

7. Environmental matters and impacts

The following table outlines the matters and impacts relevant to the proposed development, along with the type of assessment that would be undertaken as part of the development application.

Table 7.1. Relevant matters and impacts for consideration in the development application.

	Matters	Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
Amenity	Acoustic	Low	Operations will involve storage and handling of waste materials using plant and equipment in a concrete tilt panel building. 3.5 m acoustic fence installed along northern and western boundary of the site. Compliance with EPA noise criteria between 6:00 AM and 7:00 AM will need to be demonstrated.	Yes	Noise Assessment
	Visual	Low	No changes are proposed to the existing warehouse that will change the visual amenity of the property	No	None
	Odour	None	No handling of putrescible materials.	No	None
	Microclimate	None	No microclimate impacts expected	No	None
Access	Access to property	Low	General access and disabled access to be provided. Addressed in existing approved plans DA16/0647.01	No	None
	Access to services	Low	No significant impacts on existing power, water, sewerage and telecommunication services	No	None
	Road and rail network	None	Usage and traffic generation in keeping with the surrounding properties. Site is currently approved for use as a waste or resource transfer station. Proposed increase in traffic generation likely to be provide opportunities for truck movement efficiencies.	Yes	Traffic assessment

Matters	Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment	
	Offsite parking	None	Sufficient parking onsite to accommodate staffing requirements. There is no public access to the Site, therefore there is no requirement for visitor parking.	No	None.
Built environment	Public domain	None	Proposal is in keeping with the nature of the area and surrounding businesses.	No	None
	Public infrastructure	None	Slight increase in road traffic - no other additional impacts on road infrastructure	No	None
Heritage	Natural	None	No known impacts on natural heritage.	No	None
	Cultural	None	No known impacts on European or other cultural heritage.	No	None
	Aboriginal cultural	None	No known impacts on Aboriginal cultural heritage.	No	None
	Built	None	No known impacts on heritage listed buildings or infrastructure.	No	None
Social	Health	Low	Enclosed operations will minimise impacts on air and noise pollution.	Yes	Air Quality Impact Assessment
	Safety	Moderate	Fire and emergency procedures and systems to be implemented	Yes	Fire assessment
	Community services and facilities	None	No expected impact on access to healthcare, education or other community services and facilities	Yes	Community Consultation
	Social cohesion	None	No expected impact on the willingness of members of society to work together	Yes	Community Consultation

Matters		Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment
Economic	Natural resource use	Low	Negligible impact on minerals, forestry and agricultural resources	No	None
	Livelihood	None	Economic benefits to the communities - opportunity to generate local employment and follow on economic boost	No	None
	Opportunity cost	Low	Limited impacts on markets or customer access to other businesses expected	Yes	Community Consultation
Air	Particulate matter	Low	Potential impacts outside of enclosed operations. Dust and particulate mitigation to be assessed. Control measures proposed.	Yes	Air Quality Impact Assessment
	Gases	Low	Potentially harmful gases such as motor vehicle and operating equipment emissions are minimal	Yes	Air Quality Impact Assessment
	Atmospheric emissions	Low	Some greenhouse gas emissions from motor vehicles and operating equipment.	Yes	Air Quality Impact Assessment
Biodiversity	Native vegetation	None	No vegetation on-site.	No	None
	Native fauna	None	No habitat on-site; Proposed site is located within the Tweed Coast's Koala Management Area	Yes	Identify core Koala habitat and develop plan of management
Land	Stability / structure	None	No erosion impacts expected.	No	None
	Soil chemistry	Low	No contamination expected due to site fully sealed.	No	None
	Land capability	None	Negligible impact expected on capacity of land.	No	None

Matters	Level of impact expected	Description of impact	Requires assessment in development application?	Type of assessment	
	Topography	None	No changes to site topography.	No	None
Water	Water quality	Low	Operations to be conducted within the warehouse minimising risk of contamination of surface water from waste material. No change in impacts associated with project.	No	None
	Hydrological flows	Low	Limited impacts on natural movement of water across landscape. Riparian corridors associated with site are protected by a high fenced boundary. No change in impacts associated with project.	No	None
Risks	Coastal hazards	None	No coastal hazards associated with project.	No	None
	Flood waters	Low	Site is located in a Flood Affected – Low Flood Risk precinct. No changes to infrastructure proposed.	No	None
	Stormwater	Low	Interceptor GPT tank system installed to replace the original swale drain to minimise pollutants in stormwater.	No	None
	Bushfire	None	Site is not located in a bushfire prone zone - Nearest bushfire zone at 48 m from the southern site boundary.	No	None
	Below ground mining	None	No below ground mining is associated with project.	No	None
	Steep slopes	None	No steep slopes associated with project.	No	None

8. Stakeholder and community consultation

As part of the development application, stakeholder and community consultation will be performed to ensure the proposed development is executed in a manner that protects both the environment and human health and provides value in the shape of an important recycling facility for the community.

Key stakeholders identified include:

- Adjoining businesses and residents; and
- Tweed Shire Council.

8.1 Stakeholder consultation strategy

Consultation will be based on the strategy shown below in Table 8.1, and will be considered for public consultation, in accordance with the statutory requirements of *EPAR* 2021. The primary focus of the stakeholder consultation strategy is to consult with all relevant stakeholders to ensure that the proposed development is conducted to meet all community and regulatory concerns.

Table 8.1 Stakeholder consultation strategy.

Organisation or Group	Reason for Involvement	Description of their Interest	Type of Engagement	Is this an Existing Relationship	Tools
Tweed Shire Council	Consultation, compliance with LEP and DCPs	Statutory	Involve, Consult	Yes	Pre-lodgement meeting, development application and additional studies
Adjoining Lands includes businesses and residents	Local business interest	Potential to be impacted by the development	Consult	No	Direct mail, phone calls
Local Residents	Local community interest	Potential to be impacted by the development	Consult	No	Direct mail, phone calls

9. Capital investment value of project

Given that no capital works are proposed as part of this proposal, the capital investment value is expected to be nil.

10. Conclusion

This SEARs scoping report has been prepared to review the environmental matters that need to be considered for proposed upgrades to A1 Skips' Waste or Resource Transfer Station at 16 Naru Street Chinderah NSW 2457 (Lot 1 DP1185359). The development proposes to increase the waste or resource storage from 6,000 tpa to 15,000 tpa, including an increase in operational hours by one hour in the morning, with truck movements only between 6:00 AM and 7:00 AM. The current site is adequate to store and transfer the increased amounts within the existing footprint of the site. Development Consent was approved on DA16/0647.01 on 25, October 2017. A1 Skips has been operational as a transfer station since then.

The proposal is for increase of storage capacity and requires no structural changes to the site. The site is currently compliant with the statutory requirements of the *Environmental Planning and Assessment Act 1979* and its planning instruments.

This SEARs scoping report has been performed to help inform the range of issues that will need to be considered by the Proponent for the proposed storage capacity upgrade onsite. The assessment has considered planning and legislative requirements, as well as site conditions, topography, biodiversity, geology and soils, surface water management, groundwater, air quality, noise, traffic management, bushfire, easements, licences and covenants, adjoining premises, nearest sensitive receptors, traffic, social and cultural environment, visual catchment, public notification, stakeholder and community consultation, and a stakeholder consultation strategy.

The SEARs scoping report found that consideration will need to be given to air quality, noise and traffic to ensure that impacts on the environment and neighbouring properties are avoided and/or minimised as much as possible. The Assessment also found it is unlikely this development will affect the amenity of the neighbourhood in any way due to the separation from the residential area by a public road (Naru Street). Furthermore, all waste sorting and segregation will be carried out inside the sorting shed of the warehouse and hand sorted. This will minimise the noise generated by mechanical sorter and generate employment within the local area to manage the additional wastes received. and the enclosure of all waste processing operations within the warehouse.

It is noted that the original development was assessed as Designated Development under Schedule 3, Clause 32 (d)(vi) of the *Environmental Planning and Assessment Regulation 2000*. The proposed increase in waste receiving and sorting does not require any infrastructure changes and is unlikely to significantly increase the overall environmental impact of the development. However, in a pre-lodgement meeting with Tweed Shire Council, it is considered that the development is designated under Clauses 45 and 48 of Schedule 3 to the *Environmental Planning and Assessment Regulation 2021* and Regionally Significant Development under Clause 7(c) of Schedule 6 of *State Environmental Planning Policy (Planning Systems) 2021*. The Designated Development application triggers determination by the Northern Regional Planning Panel.

The development is also considered to be an Integrated Development. An application for an Environment Protection Licence will be sought from the NSW EPA under Clause 42(3(b)), Schedule 1 of the *Protection of the Environment Operations Act 1997*, given the site intends to accept, sort and transfer wastes of up to 15,000 tpa of construction and timber wastes from residential clean ups, home renovation sites, construction and building sites.

This report will assist Department of Planning and Environment and agencies to prepare the SEARs requirements for the project.

11. References

Planit Consulting (2017). Environmental Impact Statement - Proposed Waste or Resource Transfer Station & Three (3) X General Industry Tenancies.

Transport for NSW (2021). *NSW Combined Higher Mass Limits (HML) and Restricted Access Vehicle (RAV) Map*.

Tweed Shire Council (2017). Approved Plans - Development Consent No. 16/0647. Appendix 2.

Appendix 1 – Approved Plans DA16/0647