

Storage Tank

2-8 Thackeray Street, Camellia

Statement of Environmental Effects

On behalf of
Earth Power Technologies Sydney Pty Limited

March 2022



Project Director



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23 March 2022

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* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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1 Introduction

This Statement of Environmental Effects (SEE) has been prepared on behalf of Earth Power Technologies Sydney Pty Limited (Earth Power) (the applicant) to support a Development Application (DA) to the City of Parramatta Council (Council) for the erection of a storage tank at a food biomass waste-to-energy facility at Lot 23 DP874055 being 2-8 Thackeray Street, Camellia (subject site).

The proposal involves the following.

- Erection of a storage tank at the north-west portion of the site with a height of 12.4 metres.
- Installation of connecting walkway and access stairs to roof.
- No alterations proposed to the current threshold (> 50,000 tonnes) under the existing Environment Protection Licence (EPL) for the site or any other aspect of the existing operations.

The SEE includes an assessment of the proposed works in terms of the matters for consideration as listed under Section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA) and should be read in conjunction with information annexed to this report as outlined in the Table of Contents. Specifically, the SEE includes the following information:

- Description of the site in its local context;
- Identifies the proposed works;
- Identifies and addresses relevant policies;
- Assessment against relevant State and Council plans and policies; and
- Assessment of potential environmental impacts and identification of mitigation measures.

This SEE has found that the proposal will increase efficiency of processes on site that enables the orderly and economic use and development of the land. The proposed storage tank will increase the current food waste storage capacity on site for a more consistent feed to the anaerobic digester. This will lead to better operational performance including a more efficient management of peaks in volume of food waste incoming to site.

This DA will not alter the current threshold (> 50,000 tonnes) under the existing Environment Protection Licence (EPL) for the site or any other aspect of the existing operations.

The proposal generally complies with key controls in Parramatta Local Environmental Plan 2011 (PLEP 2011) and Parramatta Development Control Plan (PDCP 2011, with sufficient justification provided for any variation; has minor and manageable environmental impacts; and is compatible with the existing and desired local area character.

1.1 Supporting Documentation

The DA and SEE have been prepared on behalf of the applicant, Earth Power, and should be read with the accompanying specialist documentation that are provided under separate cover. The documentation is outlined below:

Table 1 - Project Documentation	
Item	Description
Statement of Environmental Effects	Mecone
Architectural Plans	James Gatley Architects
Stormwater Engineering Plans	Neilly Davies
Stormwater DA Checklist	Neilly Davies
Waste Management Plan	Earth Power
Construction Waste Bin Location Map	Earth Power
Cost Estimate Report	Earth Power

2 The Site

2.1 Site Description

The site is described as Lot 23 DP874055 being 2-8 Thackeray Street, Camellia in the local government area of the City of Parramatta. The proposed extent of works relates to the north-west portion on Lot 23 with a total site area of approximately 7963m². Refer to **Figure 1** below.

The site is currently utilised by Earth Power as a food biomass waste-to-energy facility designed and licensed to accept solid and liquid food waste from municipal, commercial and industrial sectors to produce green electricity. Residual produce is further processed to produce high quality organic based fertiliser and trade wastewater.



Figure 1 – Aerial view of site (Source: NearMaps)

Table 3 provides a summary and site description of the site.

Table 3 – Site Description & Controls	
Item	Detail
Legal description	Lot 23 DP874055
Address	2-8 Thackeray Street, Camellia
Total site area	7963m ²
Shape	Regular corner lot
Frontage	Approx. 91m to Grand Avenue; and Approx. 91m to Thackeray Street.
Existing buildings/ structures	<p>The site is currently utilised by Earth Power as a food biomass waste-to-energy facility. There is a number of structures and buildings on Lot 23 that support the use of the site.</p> <p>The proposal relates to the construction of a storage tank located on the north-western portion of the site which holds food wastes that are received. The food waste is blended in the building by a hydropulper and stored in a surge tank to be pumped to digesters for further treatments that will produce green electricity and other outputs.</p>
Surrounding development	<p>North – Heavy industrial land uses including Concrete Recyclers for recycling and tipping of road base, concrete, sand etc. Rydalmere Ferry Wharf located on the other side of Parramatta River to north of site.</p> <p>East – Heavy industrial land uses including Station Link bus depot.</p> <p>South – Heavy industrial land uses including SAMI Bitumen Technologies which is a manufacturing facility, Shell</p>

Table 3 – Site Description & Controls

	<p>Parramatta Cvro Sydney Metro 2 Plant Yard.</p> <p>West – Heavy industrial land uses including USG Boral - Bulk Distribution Centre.</p>
Access and parking	<p>Access to the site is provided by driveways located at both Thackeray Street at the western boundary of the site and Grand Avenue at the south-western corner of the site. Access arrangements will not be altered as part of the development.</p> <p>Approximately 12 parking spaces are provided on site with parking also provided on-street.</p>

Photographs of the site and its surrounds are provided below:



Figure 2 – View looking east at site at Thackeray Street at proposed location of storage tank.
(Source: Google Maps)



Figure 3 – View looking east at site, depicting location of storage tank to left of frame.
(Source: Google Maps)



Figure 4 – View looking north at site, depicting access from Grand Avenue (Source: Google Maps)

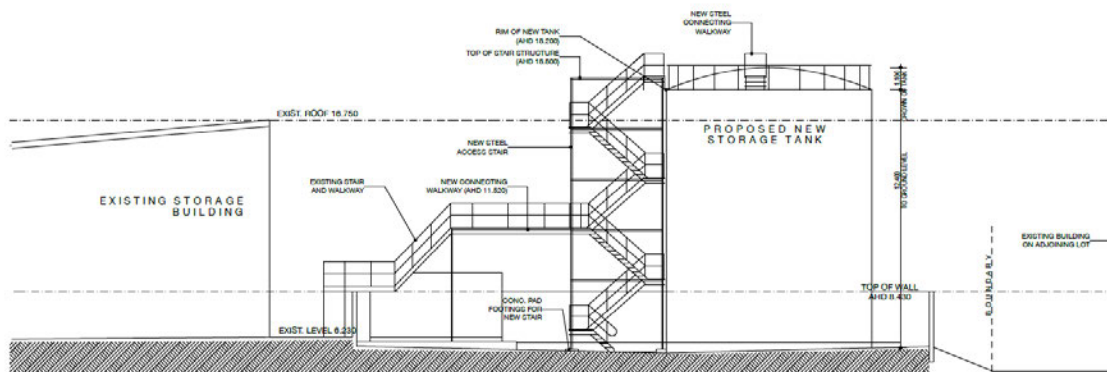
3 The Proposal

3.1 Overview

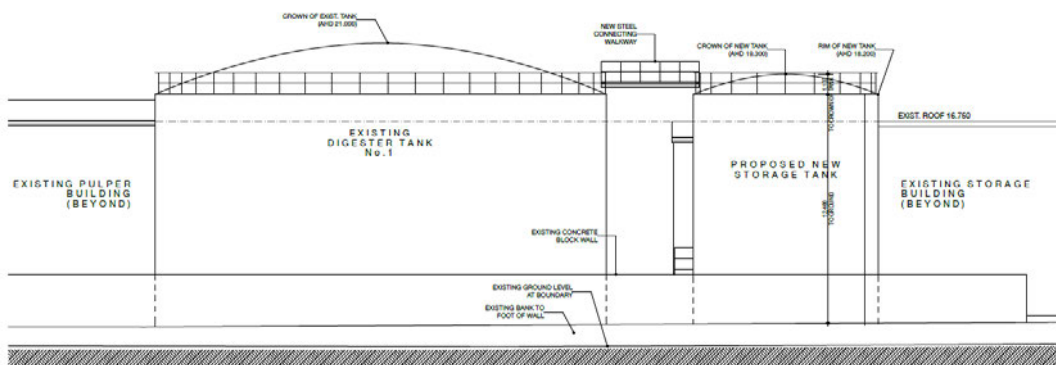
This Statement of Environmental Effects (SEE) has been prepared on behalf of Earth Power Technologies Sydney Pty Limited (Earth Power) (the applicant) to support a Development Application (DA) to the City of Parramatta Council (Council) for the erection of a storage tank at a food biomass waste-to-energy facility at Lot 23 DP874055 being 2-8 Thackeray Street, Camellia (subject site).

The proposal involves the following.

- Erection of a storage tank at the north-west portion of the site with a proposed height of 12.4m to the rim of the tank.
- Installation of connecting walkway and access stairs to roof.
- No alterations proposed to the current threshold (> 50,000 tonnes) under the existing Environment Protection Licence (EPL) for the site or any other aspect of the existing operations.



02 EAST ELEVATION
SCALE 1:200 @ A3



01 NORTH ELEVATION
SCALE 1:200 @ A3

Figure 5 – North and East Elevation of proposed storage tank (Source: James Gatley Architects)

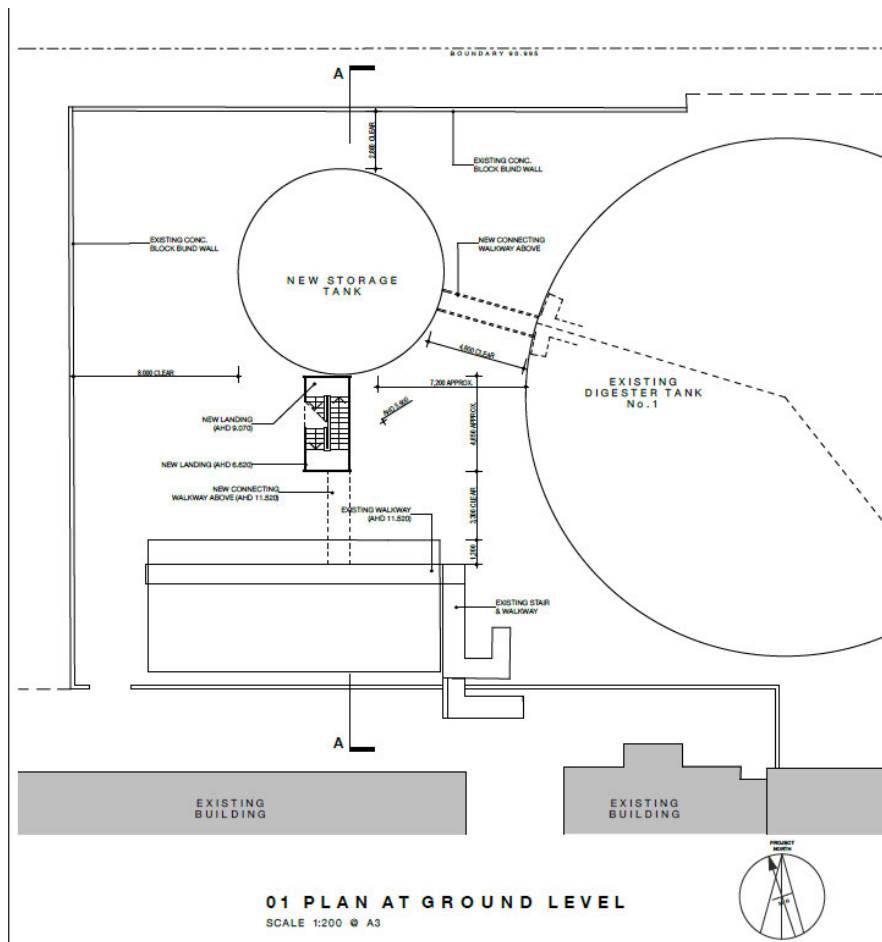


Figure 6 – Floor plan of proposed storage tank (Source: James Gatley Architects)

3.2 Proposal description

The proposal is related to the erection of a storage tank at the north-western portion of the site.

The proposal works will include:

- Construction of a steel storage tank at height of 12.4m
- Construction of the concrete foundation
- Externally painted - similar colour as other site tanks (Classic Cream)
- Installation of stairs for access to roof
- Installation of a handrail around roof perimeter

The operation remains largely the same as the proposed storage tank will replace previous smaller tanks at the same location. The current processes on the site and threshold under the EPL remains unchanged.

4 Planning Assessment

Mecone has undertaken an assessment of the proposal against the relevant planning and environmental legislation and guidelines to identify potential environmental impacts and mitigation measures. The potential environmental impacts and their mitigation measures are discussed below.

4.1 Environmental Planning Instruments

4.1.1 SEPP (Resilience and Hazards) 2021

Chapter 4 of the Resilience and Hazards SEPP 2021 provides a Statewide planning approval to the remediation of contaminated land. 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.

The remediation of contaminated soil for the site has been addressed as part of previous DA consent DA/849/1995 on 26 March 1996. Under this DA, a remediation strategy was proposed to enable sufficient clearing of the site contamination to permit ongoing industrial usage of the site and to prevent any contamination spreading off the site.

All works proposed under this DA will be carried out within (not breaching) the remediation cap approved under DA/849/1995. It is considered likely that the consent authority will not require a preliminary site investigation as the proposal is in consistency with current use of the site for a food biomass facility and no changes to land use is proposed.

It is anticipated that Council will impose conditions of consent in response to these recommendations under DA/849/1995 and no further assessment of contamination is required under this DA.

Having regard to the above, the development complies with Chapter 4 of the Resilience and Hazards SEPP and the site is suitable for the proposal.

4.1.2 SEPP (Biodiversity and Conservation) 2021

The site is subject to the provisions of Chapter 10 under the Biodiversity and Conservation SEPP 2021. Chapter 10 relates to the previous provisions of the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005. The site is identified as within the Foreshores and Waterways Area.

The key relevant planning principles for land within the Foreshores and Waterways Area include:

- *development should protect, maintain and enhance the natural assets and unique environmental qualities of Sydney Harbour and its islands and foreshores,*

- public access to and along the foreshore should be increased, maintained and improved, while minimising its impact on watercourses, wetlands, riparian lands and remnant vegetation,
- development along the foreshore and waterways should maintain, protect and enhance the unique visual qualities of Sydney Harbour and its islands and foreshores,
- adequate provision should be made for the retention of foreshore land to meet existing and future demand for working harbour uses,
- the use of foreshore land adjacent to land used for industrial or commercial maritime purposes should be compatible with those purposes,
- water-based public transport (such as ferries) should be encouraged to link with land-based public transport (such as buses and trains) at appropriate public spaces along the waterfront,

The works proposed in this development application are consistent with the planning principles in the Biodiversity and Conservation SEPP 2021. The proposed works will not cause any adverse impacts on the catchment nor cause any environmental impacts as no changes are proposed to the environment.

The proposal involves the erection of a storage tank on site, in order to increase the efficiency of processes of the industrial facility.

In light of the above, it is anticipated to have no major environmental impacts to the existing industrial use of the site or the surrounding environmental area.

4.1.3 Environmental Planning and Assessment Regulation 2021

The site is subject to Schedule 3 Designated Development of the Environmental Planning and Assessment Regulation 2000 (EPA Regulation 2021).

Table 4 – EPA Regulation 2021 Compliance Assessment

Clause	Control	Compliance
Clause 16 Composting facilities and works	<p>(1) Development for the purposes of a composting facility or works is designated development if the facility or works process more than 5,000 tonnes per year of organics.</p> <p>(2) Development for the purposes of a composting facility or works is designated development if the facility or works are located—</p>	<p>Complies.</p> <p>The land use on site is defined as a composting facilities and works being works involving the anaerobic biological conversion of food waste into green electricity and that process more than 50,000 tonnes per year of organic materials. No change to this</p>

Table 4 – EPA Regulation 2021 Compliance Assessment

	<p>(a) in or within 100 metres of—</p> <p>(i) a natural waterbody, or</p> <p>(ii) a wetland, or</p> <p>(iii) a coastal dune field, or</p> <p>(iv) an environmentally sensitive area of State significance, or</p> <p>(b) in an area of high watertable, highly permeable soils, acid sulfate, sodic or saline soils, or</p> <p>(c) in a drinking water catchment, or</p> <p>(d) in a catchment of an estuary where the entrance to the sea is intermittently open, or</p> <p>(e) on a floodplain, or</p> <p>(f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.</p> <p>(3) In this section—</p> <p>composting facility or works means a facility or works involving the controlled aerobic or anaerobic biological conversion of organics into humus-like products by—</p> <p>(a) methods such as bioconversion, biodigestion or vermiculture, or</p>	<p>licence of operation conditions.</p>
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Table 4 – EPA Regulation 2021 Compliance Assessment

	(b) reducing the size of organics by shredding, chipping, mulching or grinding.	
Clause 24 Electricity generating stations	<p>(1) Development for the purposes of an electricity generating station is designated development if the station supplies or is capable of supplying—</p> <p>(a) electrical power where—</p> <p>(i) the associated water storage facilities inundate land identified as wilderness under the Wilderness Act 1987, or</p> <p>(ii) the temperature of the water released from the generating station into a natural waterbody is more than 2 degrees centigrade from the ambient temperature of the receiving water, or</p> <p>(b) more than 1 megawatt of hydroelectric power requiring a new dam, weir or inter-valley transfer of water, or</p> <p>(c) more than 30 megawatts of electrical power from other energy sources, including coal, gas, wind, bio-material, hydroelectric stations on existing dams or co-generation, but excluding solar powered generators.</p> <p>(2) Development for the purposes of an electricity generating station is designated development if the station supplies or is capable of supplying more than 30 megawatts of electrical power from a thermal solar powered generator.</p>	<p>Complies.</p> <p>The land use is also defined as an electricity generating station, including associated waste management facilities where more than 30 megawatts of electrical power from other energy sources including bio-material is capable of being supplied. No change to this license of operation conditions.</p>

Table 4 – EPA Regulation 2021 Compliance Assessment

	<p>(3) Development for the purposes of an electricity generating station is designated development if the station—</p> <p>(a) supplies or is capable of supplying more than 30 megawatts of electrical power from a photovoltaic solar powered generator, and</p> <p>(b) is located on a floodplain.</p> <p>(4) This section does not apply to a power generation facility used exclusively for stand-by power purposes for less than 4 hours per week averaged over a continuous 3-month period.</p> <p>(5) In this section—</p> <p>electricity generating station includes associated water storage, ash or waste management facilities.</p>	
<p>Clause 48 Alterations or additions to existing or approved development</p>	<p>(1) Development involving alterations or additions to development (whether existing or approved) is not designated development if, in the opinion of the consent authority, the alterations or additions do not significantly increase the environmental impacts of the total development (that is the development together with the additions or alterations) compared with the existing or approved development.</p> <p>Note—</p> <p>Development referred to in this clause is not designated development for the purposes of section 4.10 of the Act. This means that section 8.8 of the Act (Appeal by an objector) will not extend</p>	<p>Complies.</p> <p>Clause 48 of Schedule 3 in the EP&A Regulation 2021 stipulates those alterations or additions that do not significantly increase the environmental impacts of the total development compared with the existing development is not designated development.</p> <p>The proposal involves the erection of a storage tank and will not change the existing truck movements and threshold under the existing EPL.</p> <p>The application thus relies upon clause 48 to avoid the requirement for an Environmental Impact</p>

Table 4 – EPA Regulation 2021 Compliance Assessment

	<p>to any such development even if it is State significant development.</p>	<p>Assessment (EIS) with designated development. This aligns with the intent of Clause 48, which is to allow otherwise minor works to proceed without the burden of an EIS, yet ensuring sufficient environmental assessment to cover relevant issues. Noting that the site and its operations will continue to be covered by the existing EPL and regulated by the EPA.</p>
	<p>(2) In forming its opinion as to whether or not development is designated development, a consent authority is to consider—</p> <p>(a) the impact of the existing development having regard to factors including—</p> <ul style="list-style-type: none"> (i) previous environmental management performance, including compliance with the conditions of any consents, licences, leases or authorisations by a public authority and compliance with any relevant codes of practice, and (ii) rehabilitation or restoration of any disturbed land, and (iii) the number and nature of all past changes and their cumulative effects, and <p>(b) the likely impact of the proposed alterations or additions having regard to factors including—</p> <ul style="list-style-type: none"> (i) the scale, character or nature of the proposal in relation to the development, and 	<p>Complies.</p> <p>The proposed storage tank is anticipated to have no major environmental impacts to the existing industrial use of the site or the surrounding environment.</p> <p>The proposal will not result in any major excavation or civil works.</p> <p>The tank will be of a smaller scale than the existing tank to the immediate east, and will blend into the existing industrial a character of the locality.</p> <p>The existing vegetation, air, noise and water quality will remain unchanged with no changes anticipated to truck movements and the current threshold under the EPL license.</p> <p>No adverse noise impacts are anticipated with the storage tank and stormwater infrastructure is adequate for the site confirmed in the Stormwater Plans prepared with this application.</p>

Table 4 – EPA Regulation 2021 Compliance Assessment

	<p>(ii) the existing vegetation, air, noise and water quality, scenic character and special features of the land on which the development is or is to be carried out and the surrounding locality, and</p> <p>(iii) the degree to which the potential environmental impacts can be predicted with adequate certainty, and</p> <p>(iv) the capacity of the receiving environment to accommodate changes in environmental impacts, and</p> <p>(c) any proposals—</p> <p>(i) to mitigate the environmental impacts and manage any residual risk, and</p> <p>(ii) to facilitate compliance with relevant standards, codes of practice or guidelines published by the Department or other public authorities.</p>	
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4.1.4 Parramatta Local Environmental Plan 2011

The site is subject to the provisions contained within the Parramatta Local Environmental Plan (LEP) 2011. Details are provided in **Table 3**.

Table 5 – Parramatta LEP 2013 Compliance Assessment

Clause	Control	Compliance
Land Use Zoning	<p>The site is zoned as IN3 Heavy Industrial.</p> <p>3 Permitted with consent</p> <p>Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; General industries;</p>	<p>Complies.</p> <p>The development on the site can be defined as a resource recovery facility and electricity generating works.</p> <p>The operation of the site remains unchanged with this proposal.</p>

Table 5 – Parramatta LEP 2013 Compliance Assessment

	<p>Hardware and building supplies; Hazardous storage establishments; Heavy industries; Horticulture; Kiosks; Medical centres; Offensive storage establishments; Oyster aquaculture; Pubs; Roads; Rural supplies; Sawmill or log processing works; Take away food and drink premises; Tank-based aquaculture; Timber yards; Warehouse or distribution centres; Water storage facilities; Any other development not specified in item 2 or 4.</p> <p>resource recovery facility means a building or place used for the recovery of resources from waste, including works or activities such as separating and sorting, processing or treating the waste, composting, temporary storage, transfer or sale of recovered resources, energy generation from gases and water treatment, but not including re-manufacture or disposal of the material by landfill or incineration.</p> <p>electricity generating works means a building or place used for the purpose of—</p> <p>(a) making or generating electricity, or</p> <p>(b) electricity storage.</p>	<p>The proposal will not alter the current land uses and therefore the development will remain permissible with consent in the IN3 Zone.</p>
4.1 Minimum lot size	N/A	<p>Not applicable.</p> <p>No minimum lot size control.</p>
4.3 Height of Buildings	12m.	<p>Non-compliance.</p> <p>The proposed height of the tank is 12.4m to the rim at existing ground level. This will</p>

Table 5 – Parramatta LEP 2013 Compliance Assessment

		<p>result in a minor non-compliance with the maximum height provision on site to a variation of 0.4m.</p> <p>A clause 4.6 variation has been prepared and accompanies this development application.</p> <p>As assessed under cl 4.6, the variation to the height control is considered acceptable noting the proposed height is below the existing tank on the site. There are no adverse impacts anticipated on existing streetscape, nor impacts to view lines.</p>
4.4 Floor Space Ratio	1:1	<p>Complies.</p> <p>The proposed development will not exceed a FSR of 1:1. The structure is not habitable and therefore does not constitute gross floor area.</p> <p>The proposed development will not change the existing gross floor area of the site and the FSR remains at approximately 0.16:1.</p>
5.10 Heritage Conservation	<p>The site has not been identified as a local heritage item nor part of a heritage conservation area.</p> <p>The site is in proximity to the following local heritage items:</p> <ul style="list-style-type: none"> • Item 11 – Wetlands, Parramatta River • Item 16 – Tram alignment, Grand Avenue <p>The site is identified as being of low significance by Council's Aboriginal Heritage Sensitivity Database.</p>	<p>Complies.</p> <p>There are no heritage items on site. The proposed development will have no potential physical or visual heritage impacts on nearby local heritage items.</p> <p>The proposal is not considered to impact an aboriginal place of heritage significance.</p>

Table 5 – Parramatta LEP 2013 Compliance Assessment

<p>5.21 Flood Planning</p>	<p>(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—</p> <p>(a) is compatible with the flood function and behaviour on the land, and</p> <p>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</p> <p>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>	<p>Complies.</p> <p>The site is affected by mainstream flooding. A flood enquiry from Council accompanies this application.</p> <p>The application will not increase the flood risk of the site nor have any detrimental impact to flood behavior. The area is paved and already sits on a platform above the flood planning level and no additional filling or other works are proposed which would alter or impact upon flood behavior within the locality.</p>
<p>Water 6.1 Acid Sulphate Soils</p>	<p>The site has been identified as Class 3 land.</p> <p>(6) Despite subclause (2), development consent is not required under this clause to carry out any works if—</p> <p>(a) the works involve the disturbance of less than 1 tonne of soil, and</p>	<p>Complies.</p> <p>The proposal does not involve any works that will disturb more than 1 tonne of soil or lower the water table.</p> <p>No further assessment is required under this clause for the development.</p>

Table 5 – Parramatta LEP 2013 Compliance Assessment

	(b) the works are not likely to lower the watertable.	
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4.2 Development Control Plan

4.2.1 Parramatta Development Control Plan 2011

The site is subject to the provisions contained within the Parramatta Development Control Plan (DCP) 2011. Details are provided in **Table 4**.

The site is identified as part of the Camellia-Rydalmere Industrial Precinct.

Table 6 – Parramatta DCP 2011 Compliance Assessment

Clause	Control	Compliance
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2.4.2 Water Management

2.4.2.1 Flooding	<p>The site is identified as industrial land use.</p> <p>P.4 Development should not adversely increase the potential flood affectation on other development or properties, either individually or in combination with similar developments that are likely to occur within the same catchment.</p> <p>P.9 Development is to be compatible with any relevant Floodplain Risk Management Plan, Flood Studies, or Sub-Catchment Management Plan.</p> <p>P.10 Development must not divert flood waters, nor interfere with floodwater storage or the natural function of waterways.</p>	<p>Complies.</p> <p>The proposal is not considered to generate potential flood affectation on other properties nearby. The new storage tank is considered to result in minor increase to the built area.</p> <p>The proposal is accompanied by Stormwater Management Plans prepared by Neilly Davies.</p>
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2.4.4 Land Contamination

Contamination	<p>P.1 Prior to the submission of a development application an assessment is to be made by the applicant under Clause 7 of SEPP No. 55 as to whether the subject land is contaminated.</p>	<p>Complies.</p> <p>As mentioned in Section 4.1.1 of this document, the remediation of contaminated soil for the site has been addressed as part of previous</p>
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Table 6 – Parramatta DCP 2011 Compliance Assessment

	<p>P.2 Council under Clause 7 (1) of SEPP No. 55 must not consent to development unless it has considered whether land is contaminated, and if the land is contaminated is suitable for the proposed purpose or is satisfied that the land will be appropriately remediated.</p> <p>Where land is proposed to be subject to remediation, adequate documentation is to be submitted to Council supporting the categorisation.</p>	<p>DA consent DA/849/1995 on 26 March 1996.</p> <p>All works proposed under this DA will be carried out within the remediation cap approved (not being breached) under DA/849/1995. It is considered likely that the consent authority will not require a preliminary site investigation as the proposal is in consistency with current use of the site for a food biomass facility and no changes to land use is proposed.</p> <p>It is anticipated that Council will impose conditions of consent in response to these recommendations under DA/849/1995 and no further assessment of contamination is required under this DA.</p>
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3.2.1 Building Form and Massing

	<p>P.1 Buildings are to be of a height that responds to the topography and the shape of the site.</p> <p>P.2 The proportion and massing of buildings is to relate favourably to the form, proportions and massing of existing and proposed buildings patterns in the street.</p> <p>P.3 Building height and mass should not result in unreasonable loss of amenity to adjacent properties, open space or the public domain.</p>	<p>Complies</p> <p>The proposal form and massing are consistent with the existing industrial developments on site. The minor exceedance to the maximum height of building provision in Parramatta LEP is unlikely to generate impacts on adjacent properties, noting many of the existing structures on site have greater heights.</p>
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3.2.2 Building Facades and Articulation

	<p>P.1 Building design and architectural style is to interpret and respond to the positive</p>	<p>Complies.</p> <p>The proposal's design is to reflect the existing buildings on</p>
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Table 6 – Parramatta DCP 2011 Compliance Assessment

	<p>character of the locality, including the dominant patterns, textures and compositions of buildings</p> <p>P.2 Design consideration is to be given to the underlying building elements that contribute to the character of the area.</p> <p>P.3 Building facades should be modulated in plan and elevation and articulated to reduce the appearance of building bulk and to express the elements of the building's architecture.</p> <p>P.4 The facades of buildings should be designed with a balance of horizontal and vertical elements.</p> <p>P.5 Alterations and additions are to be compatible with design elements of the existing building.</p> <p>P.6 Building frontages and entries are to provide a sense of address and visual interest from the street.</p> <p>P.8 New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or motorists.</p> <p>P.9 New business and industrial buildings shall be designed so that entry points and client service areas are easily identified from the street and are clearly linked to car parking areas and pedestrian paths.</p>	<p>site and the character of the industrial area.</p> <p>The proposed tank is to complement and be compatible with the existing tank on site. The façade will include colours and materials that are consistent with existing buildings on site.</p> <p>Refer to the Finishes Schedules prepared by James Gately Architects for more detail.</p>
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3.3.4 Acoustic Amenity

	<p>P.1 Where dwellings are proposed within proximity to noise-generating land uses such as major roads and rail corridors, entries, halls, storage rooms, bathrooms and laundries should</p>	<p>Complies</p> <p>The proposal is consistent with this control. No adverse noise impacts are anticipated with this proposal as truck</p>
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Table 6 – Parramatta DCP 2011 Compliance Assessment

	<p>be located on the noise affected side of each dwelling and should be able to be sealed off by doors from living areas and bedrooms where practicable.</p> <p>P.2 Where dwellings are proposed within proximity to noise-generating land uses, appropriate materials with acoustic properties should be incorporated such as solid core doors with seal vents and insulation and suitably treated glazing.</p> <p>P.3 Non-residential development is not to adversely affect the amenity of adjacent residential development as a result of noise, odour, hours of operation and/or service deliveries.</p> <p>P.4 Council may require a report by an acoustic consultant to be submitted with development applications for noise generating developments or for residential developments on sites adjacent to noise generating sources such as busy roads and rail corridors.</p> <p>P.5 The provisions of the State Environmental Planning Policy (Infrastructure) 2007 and Development near Rail Corridors and Busy Roads Interim Guideline must be taken into consideration, to minimise impacts of busy roads and railway corridors on residential and other sensitive development such as schools, child care centres, places of public worship and health services facilities.</p>	<p>movements to and from the site will remain unchanged.</p>
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3.3.6 Water Sensitive Urban Design

Table 6 – Parramatta DCP 2011 Compliance Assessment

Stormwater Drainage	P.1 WSUD principles are to be integrated into the development through the design of stormwater drainage, on-site detention and landscaping and in the orientation of the development rather than relying on 'end of pipe' treatment devices prior to discharge.	<p>Complies.</p> <p>The stormwater management of the site has been addressed through Stormwater Management Plans submitted by Neilly Davies (2022).</p> <p>The proposed stormwater network for the site will connect to the existing infrastructure available in accordance with DCP requirements.</p>
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3.3.7 Waste Management

	<p>O.1 To reduce the quantity of waste and encourage the recycling of waste generated by demolition and the construction of new developments.</p> <p>O.2 To encourage building design that will minimise waste generation over the lifetime of the building.</p> <p>O.3 To ensure that the disposal of waste generated by a building's occupants over its lifetime is managed appropriately, efficiently and provides for maximum recovery, recycle or reuse.</p> <p>O.4 To ensure that waste storage facilities are located appropriately and do not impact negatively on the streetscape.</p> <p>O.5 To ensure that waste can be effectively collected and managed.</p> <p>O.6 To assist in achieving Federal and State Government waste minimisation and resource recovery (landfill diversion) targets.</p>	<p>Complies</p> <p>The proposal is accompanied by a Waste Management Plan.</p> <p>The storage tank will generate minimal additional waste to that previous development on site.</p> <p>There will be no changes to the location of the waste storage.</p> <p>In light of the above, the proposal is considered to be consistent with the waste management objectives.</p> <p>A plan has been prepared with the DA to demonstrate the proposed location of the construction waste storage bin.</p>
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Table 6 – Parramatta DCP 2011 Compliance Assessment

	O.7 To minimise the overall environmental impacts of waste, in line with the principles of Ecologically Sustainable Development (ESD).	
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3.6.2 Parking and Vehicular Access

Minimum parking rates	Industrial 1 space per 70 m2 of gross floor area plus 1 loading bay per 800 m2 of gross floor area	<p>Complies</p> <p>The proposal will not alter the existing arrangement of the 12 car parking spaces on site.</p> <p>The tank does not contribute to the gross floor area and thus the existing car parking spaces on site complies with the control as existing.</p>
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Table 3.1.3.15 Industrial zones

Height	Refer to the Parramatta LEP 2011 Height of Buildings Map.	<p>Complies.</p> <p>The proposed height of the tank varies to a maximum height of 12.4m to the rim. The proposed height exceed the maximum height limit of 12m that applies to the site under the LEP.</p> <p>Clause 4.6 variation has been prepared and accompanies this development application.</p>
Floor space ratio	Refer to the Parramatta LEP 2011 Floor Space Ratio Map.	<p>Complies.</p> <p>The proposed development will not exceed a FSR of 1:1 as applicable under the LEP.</p> <p>The proposed development will not increase the gross floor area and the FSR remains at approximately 0.16:1.</p>
Front setback	Correspond to existing predominant building line in street where there is a defined	<p>Complies.</p> <p>The proposed storage tank will not increase the front setback</p>

Table 6 – Parramatta DCP 2011 Compliance Assessment

	built edge – a continuous setback to the street is desirable.	further than the existing building line.
Rear setback	Dependent on impact on amenity of adjoining development.	<p>Complies.</p> <p>The proposed storage tank will result in a 5.85m rear setback to the lot boundary and a total of 13m to the existing building on the adjoining lot. The adjoining development is compatible with the proposal noting similar industrial land uses.</p>
Side setback	Nil where there will be no impact on streetscape or amenity of adjoining development.	<p>Complies.</p> <p>The proposed storage tank will result in a side setback of 29.5m to the lot boundary at Thackeray Street. No impacts are anticipated on adjoining development.</p>
Landscaped area	<ul style="list-style-type: none"> • 10% • Landscaping with a minimum width of 2.5m is to be provided surrounding car parking and outdoor storage areas • Where sites have dual street exposure, landscaping is to be provided on both frontages 	<p>Complies.</p> <p>The site currently has a 6m-20m variable landscaped frontage at Grand Avenue and Thackeray Street.</p> <p>No changes to the current landscaped area are proposed.</p>

Part 4.3.1 Camellia and Rydalmere

Height of buildings	<p>P.1 Development must not have an adverse impact on significant or historic views from or of heritage sites along the Parramatta River when seen from river and nearby historic sites.</p> <p>P.2 Any development within the Rydalmere Precinct and on land shown on the Camellia Design Control Map as "Area of Height Sensitivity" must demonstrate through survey and photo</p>	<p>Complies.</p> <p>There are no heritage items on site. The proposed development will have no potential physical or visual heritage impacts on nearby local heritage items or sites.</p> <p>The site is not identified on the Camellia Design Control Map as "Area of Height Sensitivity" but</p>
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Table 6 – Parramatta DCP 2011 Compliance Assessment

	<p>montages, that the height of the proposed development does not have a significant adverse impact on identified views to the Female Orphan School (University of Western Sydney Rydalmere Campus) and its emergent trees, the Parramatta River Corridor and Pennant Hills open space ridge line.</p>	<p>is identified within the Rydalmere Precinct.</p> <p>The proposed height of 12.4m to the rim will have negligible impacts on the Parramatta River Corridor.</p> <p>The proposal exceeds the maximum 12m height control in Parramatta LEP, and therefore, a clause 4.6 variation has been prepared with this development application.</p>
Landscaping	<p>10m landscape setback at Grand Avenue.</p> <p>Indicative pedestrian cycleway along Thackeray Street.</p>	<p>Complies.</p> <p>The site has a 10m landscape setback at Grand Avenue.</p> <p>Thackeray Street is considered a bicycle-friendly road.</p>
Building Design	<p>P.1 Development is to contribute to improved amenity, safety and appearance of the public domain through landscaping, building setbacks, attractive and clearly defined entrances to sites and buildings, and clear and attractive signage.</p> <p>P.2 Major facade and entries of buildings are to address major public places, including roads, parks and waterways.</p> <p>P.3 Development is to have regard to adjoining building works and transition of height, massing and scale.</p> <p>P.4 Building setbacks, design, materials, glazing and colours are to minimise the visual impact of the development, particularly if the development is visible from roads and the Parramatta River.</p>	<p>Complies.</p> <p>The proposal is for a storage tank on site, in order to improve the operations of the site.</p> <p>The proposal will remain consistent with the existing buildings on site where material and colours are to be similar.</p> <p>The proposed setbacks will slightly change with no adverse impacts anticipated to adjoining industrial development.</p>

Table 6 – Parramatta DCP 2011 Compliance Assessment

	<p>P.5 Buildings on sites adjacent to the Parramatta River and its tributaries are to be set back in accordance with any foreshore building line.</p> <p>P.6 Building bulk created by large unbroken expanses of wall is to be reduced by articulation and modulation, particularly where facing a public place such as a street, a park or the Parramatta River.</p> <p>P.7 Buildings are not to overshadow environmental protection areas or riparian vegetation areas.</p> <p>P.8 Lighting is not to have adverse impact on the natural habitats.</p> <p>P.9 Open storage areas, material handling areas and car parking are to be located away from any boundaries that border on public areas, particularly the foreshore of the Parramatta River and its tributaries, and major transport routes.</p> <p>P.10 Building roofs and lift overrun structures are to be dark and have matt colours so as to be recessive.</p>	
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5 Environmental Assessment

5.1 Built Form

The proposal has been architecturally designed to create a suitable built form which compliments the existing industrial site and buildings. Supporting street elevations and a finishes schedule have been prepared (James Gatley Architects, March 2022) to demonstrate that the proposal is aligned to the industrial characteristics of the site.

The tank will remain consistent with the colours and materials of the existing tank on site. For colours, the handrails will be yellow with grey steel work. The tank will

be the same colour as the other structures (digesters) on the site for consistency, Colorbond Classic Cream.

The proposed bulk and scale of the tank is smaller in height, depth and volume to the existing tank located east of the proposed tank. The height of the new tank is 12.4m to the rim at the existing ground level and 19.3m AHD to the crown which is below the existing tank's height of 21.0m AHD to the crown.

The chosen articulation elements, façade and colour schedule provide for an industrially suitable outcome.

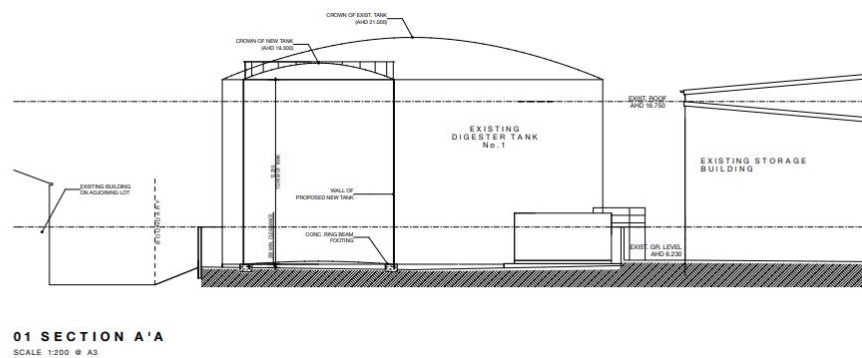


Figure 7 – Finishes Schedule and Section of proposed tank (Source: James Gatley Architects)

5.2 Arboriculture

No tree removal is proposed nor any adverse impacts to existing trees under this application.

5.3 Contamination and Salinity

The proposed development is for a storage tank to an existing industrial building and remains consistent with the existing land use on the site. As considered under Section 4.1.1, the application is consistent with the Resilience and Hazards SEPP.

All works proposed under this DA will be carried out within the remediation cap approved under DA/849/1995. It is considered likely that the consent authority will not require a preliminary site investigation as the proposal is in consistency with current use of the site for a food waste to energy facility and no changes to land use is proposed.

It is anticipated that Council will impose conditions of consent in response to these recommendations under DA/849/1995 and no further assessment of contamination is required under this DA.

5.4 Stormwater

The proposed stormwater management system for the site will connect to existing stormwater network on the site.

Stormwater Management Plans including an Erosion & Sediment Control Plan (Neilly Davies, March 2022) have been provided under separate cover to support the DA.

The stormwater management system has been designed in accordance with the provisions of the Parramatta DCP 2011 and Council standards.

5.5 Traffic and access

No increases to traffic are associated with this proposed development noting no additional staff, customers and truck movements are anticipated because of this DA.

Vehicular access to the site will remain unchanged with ingress to site via a driveway at Thackeray Street and egress to site via a driveway at Grand Avenue.

A connecting walkway and access stair is proposed for access to the roof of the storage tank.

The storage tanks will allow efficient management of incoming waste for a consistent feed to the anaerobic digester with no anticipated negative impacts to traffic and access.

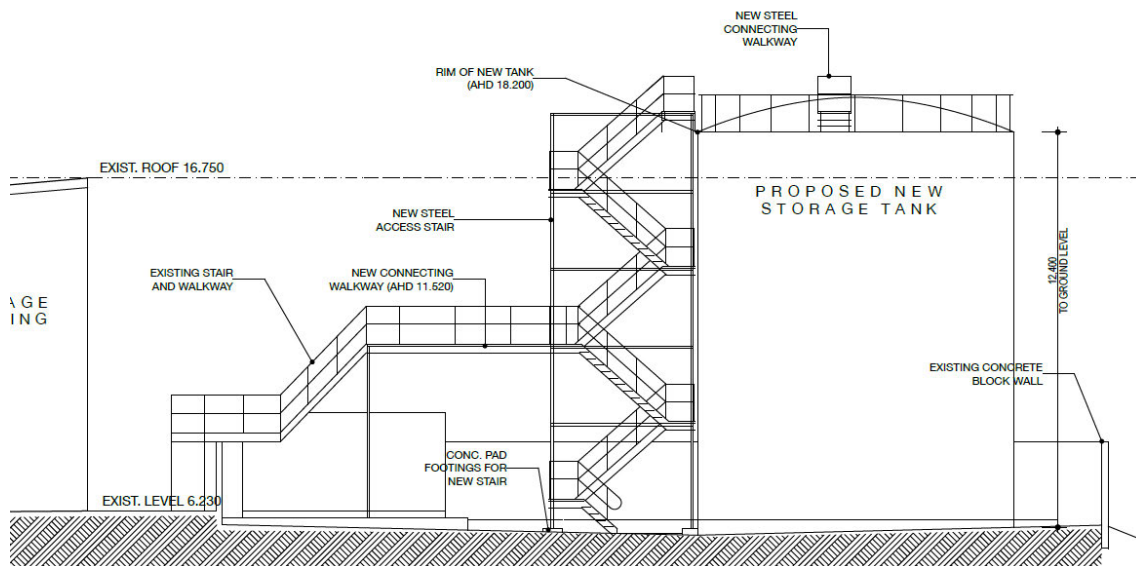


Figure 8– East elevation of proposed storage tank showing new connecting walkway and access stair (Source: James Gatley Architects)

5.6 Waste

A Waste Management Plan (WMP) has been prepared and provided under separate cover (March 2022) to provide information regarding construction and on-going waste. A construction waste storage area has been designated on the site, west of the proposed tank as provided on the Construction Waste Bin Location Map (March 2022). Construction waste collection trucks are proposed to enter the site via Grand Avenue with access to the construction waste storage bin and exit the site via Thackeray Street.

5.7 Suitability of the site

As largely addressed throughout this SEE, the site is considered suitable for the development. The proposed residential development is found to be suitable for the site and is not expected to result in any adverse environmental impacts.

Section 4.15 Assessment

The table below provides a summary assessment of the proposal against all provisions under Section 4.15 of the EP&A Act 1979.

Table 7 – Section 4.15 Assessment Summary		
Clause No.	Clause	Assessment
(1)	Matters for consideration—general In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:	
(a)(i)	The provision of: Any environmental planning instrument, and	This SEE has assessed the proposed application against the relevant planning instruments, and it has been found that the proposal is consistent with relevant controls. Noting a slight variation to the height control, a Clause 4.6 variation has been submitted with this DA.
(ii)	Any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and	Not applicable.
(iii)	Any development control plan, and	An assessment against the provisions of the Parramatta DCP 2011 has been provided as part of this application. It has been shown that the application meets the key controls and the relevant objectives.
(iiia)	Any planning agreement that has been entered into under Section 93F, or any draft planning agreement that a developer has offered to enter into under Section 93F, and	Not applicable.

Table 7 – Section 4.15 Assessment Summary

Clause No.	Clause	Assessment
(iv)	The regulations (to the extent that they prescribe matters for the purposes of this paragraph), and	The proposed DA is consistent with the regulations applying to DAs.
(v)	Any coastal zone management plan (within the meaning of the Coastal Protection Act 1979), that apply to the land to which the development application relates,	Not applicable.
(b)	The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,	A number of potential impacts have been considered within this SEE, including traffic, stormwater and waste. The proposal has been shown to be acceptable in these areas as the storage tank will have minimal impacts to the existing use of the site.
(c)	The suitability of the site for the development,	The application is consistent with the relevant SEPP and DCP controls and has no unacceptable adverse environmental impacts. The site is therefore considered suitable for the development.
(d)	Any submissions made in accordance with this Act or the regulations,	This is a matter for to be addressed following the notification of the application.
(e)	The public interest.	<p>The proposal is in the public interest as:</p> <ul style="list-style-type: none"> • It is consistent with the relevant environmental planning instruments; • It will allow for the industrial use of the site to be better managed; • The environmental impacts have been considered and have been found to be minimal and acceptable.

Conclusion

This SEE has been prepared on behalf of Earth Power Technologies (for a development application to City of Parramatta Council for the erection of a storage tank at a food biomass waste-to-energy facility at Lot 23 DP874055 being 2-8 Thackeray Street, Camellia).

The proposal involves the following.

- Erection of a storage tank at the north-west portion of the site with a height of 12.4 metres to the rim.
- Installation of connecting walkway and access stairs to roof.
- No alterations proposed to the current threshold (> 50,000 tonnes) under the existing Environment Protection Licence (EPL) for the site or any other aspect of the existing operations.

This statement describes the proposed works in the context of relevant planning controls and policies applicable to the form of the development proposed. In addition, the statement provides an assessment of those relevant heads of consideration pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (EPAA).

In summary, those matters for consideration in the assessment of the Development Application under Section 4.15 of 'The Act' have been satisfied by the proposed residential subdivision. In particular, the impacts of the development are considered to be minimal and acceptable.

It is therefore concluded that the proposed development is in the public interest, and it is recommended that the Development Application be approved.