

## NSW Planning Assessment Commission Determination Mortdale Resource Recovery Facility (SSD 7421)

20 December 2017

The Planning Assessment Commission has granted consent to the State significant development application from Bingo Recycling Pty Ltd to construct and operate a new resource recovery facility at 20 Hearne Street, Mortdale.

Mitigation measures and a suite of conditions have been outlined to ensure that construction and operational phases of the development will not create adverse traffic impacts in the area and any queuing of vehicles onto Hearne Street. The Commission finds that the development would not adversely impact the local road network.

The processing machinery would be purpose-built for this development and the type of waste being processed, and appropriate procedures to deal with any breakdown or blockage will be implemented to prevent a build-up of unprocessed waste onsite. Management measures have also been outlined to ensure efficient and effective handling of waste, including any unexpected finds of non-conforming waste. The Commission finds that the site is suitable to accommodate the proposed processing capacity and there are sufficient mitigation measures to ensure satisfactory operation.

Impacts on the amenity of nearby residences from noise and vibration generated during construction and operation of the development would be prevented through limiting operation to daytime and evening hours and prohibiting the use of Barry Avenue for trucks accessing and exiting the site. The Commission notes that construction and operational noise levels would be compliant with project-specific noise management levels for the nearest residences. The Commission finds that the development would not create adverse noise or vibration impacts on the amenity of the locality.

The Commission considers that the applicant has provided sufficient justification to vary the height of buildings standard under Clause 4.3 of the *Hurstville Local Environmental Plan 2012* and finds that the contravention of this development standard for this project is reasonable.

The development would meet the criteria for all residential and industrial receptors for particulate matter, including deposited dust, and the facility would not accept odorous materials such as putrescible waste. The Commission finds that the development, subject to appropriate mitigation and management measures, would not have adverse air quality or odour impacts on surrounding receivers.