



Bayside Council

Serving Our Community

Part 7R

Waste and Resource Management Facilities

Botany Bay Development Control Plan 2013





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7R.1 Introduction

7R.1.1 Land to which this Part Applies

The controls in this Part of the DCP apply to land to which this DCP applies where waste and resource management facilities are permissible. Waste and resource management facilities are permitted with the consent of Council in the IN1 - General Industrial Zone under the Bayside Local Environmental Plan 2021.

This Part needs to be read in conjunction with:

- Part 1 - Introduction
- Part 2 - Notification and Advertising
- Part 3 - General Provisions
- Part 6 - Employment Zones
- Part 8 - Character Precincts
- Part 9 - Key Sites
- Part 10 – Technical Guidelines*

Note: Waste or resource management facilities must comply with the all other applicable Parts of the DCP. If there is a discrepancy between **Part 7R - Waste and Resource Management Facilities** and other Parts, the Objectives and Controls of **Part 7R** will always prevail.

7R.1.2 General Objectives

- O1** To ensure waste and resource management facilities are compatible with surrounding land uses; and
- O2** To minimise and mitigate impacts from waste and resource management facilities.



7R.2 General Requirements

Objective

- O1** To reduce the off-site effects from waste or resource management facilities.

Controls

- C1** An Environmental Management Plan shall be prepared and must address the following issues:
- (i) Site operations;
 - (ii) Water quality;
 - (iii) Air/dust pollution;
 - (iv) Noise pollution;
 - (v) Traffic;
 - (vi) Landscaping;
 - (vii) Dangerous goods;
 - (viii) Waste management;
 - (ix) Emergencies and hazards; and
 - (x) Staff training.
- Note:** Council may require additional issues to be addressed.
- C2** A Traffic and Parking Impact Assessment Report is required for waste and resource management facilities applications and must include:
- (i) Full details of the proposed operation (including maximum number of vehicles to be stored on-site and frequency of movements);
 - (ii) Proposed vehicular access, off-street parking, vehicle storing area, pick-up/drop off zones, movements and manoeuvrability of all vehicles;
 - (iii) Truck routes to and from the site (for the transport of vehicles); and
 - (iv) Details of any potential impacts on traffic and the road network system (including intersection performance analysis).
- C3** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of waste and resource management facilities will be managed to reduce its impact upon the amenity of surrounding properties.



The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Staffing details;
- (vi) Guidelines for staff for using the site facilities and equipment;
- (vii) Deliveries and loading/unloading;
- (viii) Sorting of materials;
- (ix) Storage of materials;
- (x) Managing customers;
- (xi) Security details;
- (xii) Complaint recording and handling process; and
- (xiii) The review process to continuously improve the POM.

C4 A Trade Waste Agreement shall be obtained from Sydney Water prior to commencement of works in the event wastewater (in addition to toilet facilities) is likely to be generated and discharged to the Sydney Water wastewater system.

C5 All driveways, circulation roadways, parking and vehicle storage areas are to be sealed.