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From: [REDACTED]
Sent: Wednesday, 27 June 2018 8:16 AM
To: EPD, Customer Services
Subject: Submission opposing the MRF for Fyshwick major waste facility
Attachments: submission Fyshwick Markets [REDACTED].docx

Categories: Green Category

Hi,

Please see attached.

Regards,

[REDACTED]


Fyshwick Markets

EPDCustomerServices@act.gov.au

Submission opposing the MRF for Fyshwick major waste facility

When considering the proposed development to relocate the waste collection of all of Canberra's red bin waste and some C&I waste totalling 300,000 tonnes per annum, to Ipswich Street Fyshwick, it is clear that the Territory Plan Zone Objectives for the IZ2 Mixed Use Industrial have not been adequately addressed.

The objectives contain the following;

- a) Provide convenient access for ACT and regional residents to industrial goods, services and employment opportunities, including by encouraging active travel and access to public transport;
- b) Ensure that industrial development achieves high environmental standards of cleaner production, waste disposal, noise and air quality;
- c) Accommodate industry-associated retailing, services and other commercial uses without jeopardising an adequate supply of industrial land;
- d) Meet the need for a mix of lower rent bulky goods retailing, specialised industrial, commercial and service activities alongside general industry;
- e) Preserve and promote viable industries that can coexist with more commercially oriented uses;
- f) Make provision for small-scale services that support surrounding industrial activities, or which meet the needs of the local workforce.

And the special objectives which apply to West Fyshwick relating to the food industry.

- i. Encourage Canberra's regional role for food processing, wholesaling, distribution and marketing
- ii. Cluster uses which are compatible with and complementary to existing facilities, particularly with regard to food processing and warehousing and the markets, including some small scale food retailing
- iii. Protect the safety and amenity of food related enterprises

This industrial development proposed by CRS does not achieve high standards of air quality, protection of amenity, ease of transport or compatibility with other surrounding retail commercial and industrial activities. The Fyshwick west Food Markets in particular are not compatible with an offensive industry like this. It does not make best planning use of central ACT high value land. An examination of the Zone Objectives for IZ1 General Industrial Zone shows that this development is more suited to that zoning.

The opportunity for an alternate site at Hume for example allows these IZ1 Zone objectives to be met. The streets at the Hume Industrial Park are wider for the waste trucks to manoeuvre safely with less potential for accident; it is close to the railway; and already has a cluster of recycling industries. A Rail Freight Hub at Hume as opposed to the narrow corridor at Fyshwick would satisfy the needs of a wider range of industries and businesses with large land areas available for truck parking, storage and warehousing. It allows for necessary future expansion. Fyshwick does not.

Relevant IZ1 Zone Objectives are;

- a) Support the diversification and expansion of the ACT's industrial base and employment growth
- b) Facilitate investment in a wide range of industrial and related activities, with efficient land utilisation and provision of infrastructure
- c) Make provision for transport-related businesses in locations accessible to major road, rail and air links
- d) Encourage the clustering of industrial activities according to the principles of industrial ecology
- e) Make provision for manufacturing, warehouse and transport land uses requiring large land areas accessible to main interstate road and rail connections
- f) Ensure that the use of the land for predominantly industrial purposes is not jeopardised by the uncontrolled development of higher rent commercial uses such as retailing and offices

Contrary to the claims of the proponent that;

The site CRS as selected is centrally located and ideal for the proposal. Fyshwick is the only potential site that can integrate rail and waste management as well as provide a regional solution without increasing traffic on the wider road network.

Present Government planning is for a waste centre of excellence at the Hume Waste Precinct where currently there are blocks for sale including on the railway line. If rail freight were viable that is the obvious area to revive the rail use.

This EIS attempts to circumvent government planning and the Territory Plan objectives and fails to achieve sound planning outcomes.

The Minister should insist that a comprehensive consideration of alternatives is undertaken as required by section 5.2 of the Scoping Document.

Yours sincerely,

 27 June 2018