

## Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

<b>PANEL REFERENCE, DA NUMBER &amp; ADDRESS</b>	PPSHCC-121 – DA/1940/2013/B - 367 and 413 Wilton Rd, Awaba
<b>APPLICANT / OWNER</b>	GHD Pty Ltd / Lake Macquarie City Council
<b>APPLICATION TYPE</b>	Modification
<b>REGIONALLY SIGNIFICANT CRITERIA</b>	Clause 7(c), Schedule 6 of the Planning Systems SEPP 2021: waste management facility (modification to)
<b>KEY SEPP/LEP</b>	Lake Macquarie LEP 2014
<b>CIV</b>	\$664,571 (excluding GST)
<b>BRIEFING DATE</b>	7 April 2022

### ATTENDEES

<b>APPLICANT</b>	Shaun Lawer, Technical Director, Planning & Environment, GHD Jan Duebbelde, National Organics Manager, Remondis Amrish Trivedi, Environmental Manager, Remondis
<b>PANEL MEMBERS</b>	Juliet Grant (acting Chair), Sandra Hutton and Roberta Ryan
<b>COUNCIL OFFICER</b>	Rosie Turner and Amy Regado
<b>CASE MANAGER</b>	Leanne Harris
<b>PLANNING PANELS SECRETARIAT</b>	Lisa Foley

Council is yet to undertake its full application assessment, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

**DA LODGED: 21 February 2022**

**RFI SUBMISSION DATE: TBA**

**TENTATIVE PANEL BRIEFING DATE: 15 June 2022**

**TENTATIVE PANEL DETERMINATION DATE: August 2022**

Council briefing:

- Site is owned by Lake Macquarie Council
- 4.55(2) Modification is proposed
- SP zone – proposal is permissible
- Overview of site and context, approval history including modifications and current operations
- Proposal:
  - No change to footprint, receipt, transport, leachate, and capacity
  - Change relates to composting piles, (mobile aerated floor), screening and storage and use of windrow turner technology.
  - Modification application seeks to amend condition 2 (plans) and condition 13 (noise)

Key issues – substantially the same test, proposal not being designated development, relevant SEPPs, noise and odour

Applicant Presentation:

- Overview of site – co-located with Council's Waste Management Facility
- Overview of current operation and proposed modification:
  - Static system replaced with a more mobile system
  - Windrows to be turned several times a week – turning frequency reduced as compost matures
  - Moisture added for dust control
  - Approx. 10 minutes for a turning event
  - New technology will reduce current odour from static piles
- Response to key issues:
  - Odour modelling undertaken and remodelled – 41% improvement
  - Dust conditions continue to be met under existing licence
  - Noise – increase in impact but below operational noise criteria set by the EPA
  - No change to approved leachate management system (have ability to pump to sewer in extreme weather events)

## **KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION**

- It is understood the odour assessment associated with previous application/s wasn't necessarily inaccurate, rather the site has been more heavily utilised than originally anticipated (within approved capacity) and wet weather events have contributed to increased odour impacts
- Clarification required on the height of the turning equipment – approx. 3 metres
- It is noted that complaints to date have been about odour rather than noise, however new equipment will introduce an additional noise source which needs to be considered. Noted that the nearest residential receiver is approx. 1 kilometre away
- No roofing system proposed as part of the application
- Technology has been operated successfully in Europe by Remondis. Technology has also been used in Australia by others.

## **REFERRALS REQUIRED**

### Internal

Internal – noise, air quality, Aboriginal Heritage, waste, traffic and engineering

### External

- Subsidence Advisory NSW received
- EPA outstanding
- RFS received
- TfNSW received
- Ausgrid received
- Hunter Water outstanding

## **KEY ISSUES IN RELATION TO PUBLIC EXHIBITION**

Notified until 18<sup>th</sup> April – 5 unique submissions to date (complaints about the existing Operation, odour and impact on quality of life)