

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

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSHCC-134 –DA2022/00572 – 141 Minmi Rd, Wallsend
APPLICANT / OWNER	COVA Thinking Pty Ltd / Newcastle City Council
APPLICATION TYPE	Designated development
REGIONALLY SIGNIFICANT CRITERIA	Clause 7(c), Schedule 6 of the Planning Systems SEPP: waste management facility meeting requirements for designated development
KEY SEPP/LEP	Transport and Infrastructure SEPP, Resilience and Hazards SEPP, Biodiversity and Conservation SEPP, Newcastle LEP 2012
CIV	\$33,000,000 (excluding GST)
BRIEFING DATE	6 July 2022

ATTENDEES

APPLICANT	Andrew Ball, Michael Head, Elfi Blackburn, William Kerr, Michael Coles, Declan Keegan, Michael Assal and Danyil Skora
PANEL MEMBERS	Alison McCabe and Stephen Leathley
COUNCIL OFFICER	Gareth Simpson, Amy Ryan, Damian Jaeger and Ellise Redriff
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Carolyn Hunt and 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: 27 May 2022

TENTATIVE PANEL BRIEFING DATE: October 2022

TENTATIVE PANEL DETERMINATION DATE: February 2023

KEY MATTERS DISCUSSED

COUNCIL:

- Fully enclosed composting facility to take organic and food waste via kerbside collection (30% avoidance to landfill)
- Three separate but interrelated phases / DAs:
 1. Local DA for removal of existing material processing facility and minor earthworks
 2. Local DA for bulk earthworks, vegetation removal and mine grouting
 3. This RSDA for the construction and operation of the organics processing facility
- Each application had a pre-DA and further meetings and discussions
- Contamination issues have been identified with the Phase 2 DA
- RSDA has been referred to the EPA. Some additional information required in respect of odour impacts. Noise and leachate appear to have been adequately addressed in the application.
- 28-day notification period finished 5th July. One submission to date.

APPLICANT:

- Project overview, fully enclosed facility to take up to 50,000 tonnes per annum of organics and food waste to produce saleable compost.
- 7-day operation
- Site overview – location chosen is already disturbed
- SP2 zone – permissible with consent
- Three phases with three separate DAs – driven by timing and local government procurement issues.
- Extensive stakeholder and community consultation undertaken in November and December 2021 – web, surveys, information sessions posters.
- Environmental assessment
 - Phases 1 and 2 deal with biodiversity issues
 - Noise – compliant with criteria for both operational / construction phases – not audible at nearest receptor
 - Geotech / Mine Subsidence – early bulk earthworks needed to create solid surface and grouting works
 - Landfill gas assessment with further monitoring and assessment
 - Air quality and odour – (fully enclosed and negative pressure)
 - Negligible use of potable water
 - Biological filtration system for odour control
 - Entire facility powered by solar energy owned by Summerhill and back-up generators
 - Food waste to go into existing green bins
 - Greenhouse Gas – diverting waste away from landfill and the process produces CO₂ rather than methane which results in a reduction in greenhouse gases

- End market is yet to be decided. Product will meet Australian Standards and could be used by landscapers, backyard applications and agricultural user (cotton). Likely that Council will get an operator with their own established markets
- 50% reduction in material is expected through moisture loss.
- Waste will be a minor component (plastic bags, garden houses and the like). This is sorted at pre-treatment and hand removed (2% estimated)

PANEL:

The Panel questions the Phase 2 works (bulk earthworks / vegetation removal) as being works ancillary and incidental to the current RSDA designated development and their planning purpose. Notwithstanding they have been separated from the Panel's DA Phase 2 particularly will be integral to the Panel's consideration of the proposal. The inter-relationship between phases 1 and 2 may need to be tied to this application.

As one of the key issues the Panel will want to understand the odour impacts and buffers to adjoining residentially zoned land.

The Panel will undertake a collective site visit and a further briefing with Council will be required.

The Panel will expect a factual assessment report and response to any submissions received.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

- Exhibition dates: 7 June 2022 to 5 July 2022
- One very comprehensive submission received to date