

## BRIEFING DETAILS

<b>BRIEFING DATE / TIME</b>	<b>Briefing:</b> Wednesday, 22 January 2025, 3:30pm – 5pm <b>Site inspection:</b> 21 January 2025, 1:15pm – 2:15pm
<b>LOCATION</b>	<b>Briefing:</b> MS Teams videoconference <b>Site Visit:</b> 40 Colo Street WELBY 2575

## BRIEFING MATTER(S)

PPSSTH-450 – WINGECARRIBEE – DA 25/0728 - 40 Colo Street WELBY 2575 - Proposed Remediation and Formal Closure of former Welby Landfill - The project involves the proposed remediation and formal closure (environmental protection works) of the former Welby Landfill at 40 Colo Street, Welby. The proposed works involve removal of stockpiled waste from the site, re-shaping and stabilising the existing landform along with updating the stormwater drainage structures, removal of the existing weighbridge and the aftercare of the site.

## PANEL MEMBERS

<b>IN ATTENDANCE</b>	<b>Site Visit &amp; Briefing:</b> Chris Wilson (Chair), Juliet Grant, Grant Christmas, Heather Warton, Richard Colley
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Council interest DA

## OTHER ATTENDEES

<b>COUNCIL STAFF</b>	<b>Site Visit:</b> Bryce Koop, Luke Johnson <b>Briefing:</b> Bryce Koop
<b>COUNCIL CONSULTANT ASSESSMENT PLANNER</b>	<b>Site Visit &amp; Briefing:</b> Jeremy Swan (The Planning Hub)
<b>APPLICANT REPRESENTATIVES</b>	<b>Site Visit:</b> Justin Nyholm (The Infrastructure & Building Co.) <b>Briefing:</b> Heba Eletr (WSC), Karin Targa (WSC), Justin Nyholm (The Infrastructure & Building Co.), Eleanor Parry (WSP), Hossein Ghiaisinejad (WSP)
<b>DPHI</b>	<b>Briefing:</b> Nikita Lange, Tracey Gillett

## KEY ISSUES DISCUSSED

### Site Inspection and Council briefing

- During the site inspection, the Panel discussed the site history, traffic and transport impacts, EPA requirements and management, and aboriginal cultural heritage.
- Matters discussed during the Council briefing:
  - Responsibility for off-site material and compliance with the Resilience and Hazards SEPP.
  - Limited range of potential uses in the SP1 zone once remediated.

### Planning Panels Team

- Whether the development is designated development under Schedule 3 of the EP&A Regulations.
- The application is on public exhibition and finishes on 2 February 2025.
- Outstanding internal and external referrals.

### **Applicant**

The applicant provided a presentation to the Panel, and the following matters were discussed:

- Technical details of the development, mitigation measures, and ongoing consultation with EPA.
- Key potential impacts including biodiversity clearing, soil and water contamination, air pollution from dust and odour, noise and traffic during construction and stockpile removal. Impacts to be mitigated via detailed studies.
- Community consultation activities, including 2 drop-in sessions and letter box drop to all residents in Welby.
- A validity report will be provided to the EPA at the end of project.
- History of EPA licensing, license amended several times. Closure plan in April 2023 included conditions to commence offsite disposal of stockpiles and commission weighbridge.

### **Panel Comments**

- The Panel needs assurance that the development is appropriately and legally managed.
- The Panel requires confirmation as to whether the development is designated development.
- The Panel needs to be satisfied that the development does not require a Remediation Action Plan (RAP).

### **Next steps**

- Applicant to organise a meeting with EPA and Council to determine whether the development requires a RAP.
- Council Consultant Planner to continue progressing assessment report.
- Applicant to provide further information as to whether the development is designated development.
- Council to advise DPHI of determination date.

### **TENTATIVE DETERMINATION DATE SCHEDULED FOR TBA**

### **Planning Panels Team**

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