

Record of Kick-Off Briefing Sydney Western/Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-302 – Penrith – DA22/0756 – 16-23 Clifton Avenue, Kemps Creek
APPLICANT / OWNER	Applicant: Sydney Recycling Park Pty Ltd Owner: Zipbin Pty Ltd
APPLICATION TYPE	Construction of Two (2) Temporary Sheds and Associated Access, Paving and Drainage Works for a Waste Management Facility
REGIONALLY SIGNIFICANT CRITERIA	CIV > \$5M - Private infrastructure and community facilities
CIV	\$5,624,746 (excluding GST)
BRIEFING DATE	3 April 2023

ATTENDEES

APPLICANT	Peter Toole, Mark Jackson, Ross Fox
PANEL	Louise Camenzuli (Acting Chair), David Kitto
COUNCIL OFFICER	Gavin Cherry
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 7 February 2023 (55 Days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Late April/Early May

ISSUES LIST

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided a description of the applicant, developer, proposal and site.
- The applicant outlined the intent to remove sheds upon completion of use of broader site for landfill.
- The applicant advised the site is currently operating in compliance with environmental performance requirements of EPA and is not under any form of compliance action. The applicant advised that the driving purpose behind the proposal is to pre-empt future requirements for environmental/pollution control or issues within the site in line with the broader shift in the precinct towards the development of the Aerotropolis.
- The applicant outlined community consultation and pre lodgement work undertaken with Council to inform the development of the project and specialist reports prepared to support the application.
- The applicant re-iterated that the proposal does not represent an intensification of operations on the site and does not trigger designated development classification.
- The applicant advised that they would be willing to consider incorporation of solar panels through the imposition of a condition of consent.

Council

- Council agreed with the applicant that the application in its current form does not trigger designated development.
- Council advised assessment well progressed, RFI issued late 2022 and applicant has responded. Minor residue issues remain, Council is seeking to provide letter to applicant in coming days with respect to:
 - Minor discrepancies in documentation
 - Potential conflict between cut and fill and effluent management area
- Notification concluded – one submission received.
- Council target finalisation of assessment report for determination toward end of month (April).

Panel

- The panel sought to understand the life remaining in the landfill and whether removal of the proposed sheds formed part of the DA. The Panel noted that the temporary nature of the proposal should be clearly defined and well tied to the end of life plan for the landfill operation.
- The panel questioned the driver for the development and whether this was linked to compliance action by the EPA.
- The Panel enquired as to whether the inclusion of solar panels has been considered and requested that Council consider including a condition of consent should the development be approved requiring installation of solar panels.

Note:

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 Sydney Western City Planning Panel and therefore future comment will not be limited to the detail contained within.