

Record of Kick-Off Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-349 – Fairfield – DA 219.1/2023 – 132 Newton Road, Wetherill Park
APPLICANT / OWNER	Applicant: Goterra Pty Ltd Owner: Arrow Evolution SIRE 4 Pty Ltd
APPLICATION TYPE	Use of Unit 3 in the existing industrial building, for the purpose a Waste Management Facility and Works for the purpose of a Resource Recovery Facility processing up to 4,800 tonnes per annum of organic waste utilising Black Soldier Fly. The development is Designated Development under Schedule 3 of the Environmental Planning & Assessment Regulation 2021.
REGIONALLY SIGNIFICANT CRITERIA	Designated Development - Waste Facility
CIV	\$903,481 (excluding GST)
BRIEFING DATE	14 August 2023

ATTENDEES

APPLICANT	Michael Brewer
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Kevin Lam, Hugo Morvillo
COUNCIL OFFICER	Mason Shute, Liam Hawke
CASE MANAGER	Kate McKinnon
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED & DAYS SINCE LODGEMENT: 17 July 2023 (35 days)

TENTATIVE PANEL BRIEFING DATE: Requirement not currently anticipated

TENTATIVE PANEL DETERMINATION DATE: Early November 2023

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

Applicant

- The facility uses the larvae of black soldier flies to consume organic waste produced by corporate supermarket chains. A similar facility in operation by the Applicant in Canberra has had no significant compliance issues
- The applicant provided a description of the proposed development, site context and proposed operations.
- The site is E4 General Industrial zone which permits waste management facilities with consent.
- The applicant advised that the development is within a low-risk precinct floodplain and have subsequently prepared a flood risk management report, proposing controls to be implemented to offset or minimise any impacts.
- The applicant agreed that odour, air quality and acoustic impacts are important considerations for this matter. An Air Quality Impact Assessment and Noise Impact Assessment were prepared for the development. Controls are proposed to limit odour and noise emissions from the site.
- The applicant said that the proposed operations do not trigger a requirement for an EPA Licence.
- Traffic and parking assessments have been provided. The traffic generated by the development is expected to be low and will not significantly impact the surrounding road network.
- Packaged waste will be mechanically removed and disposed of off-site.
- No significant hazardous substances are proposed to be accommodated on site.

Council

- Council is awaiting comments from the EPA to confirm the Applicant's position that the threshold is not triggered to require a licence. Feedback is expected by the end of August.
- The application was referred to TfNSW and a response has not yet been received, but Council did not dispute that the projected traffic volumes are low.
- Council is continuing its assessment of:
 - a) the potential for odour and hygiene impacts on nearby and adjoining properties.
 - b) parking provision and vehicle manoeuvring.
 - c) environmental management measures proposed.
- Notification concludes on the 24th August 2023 – one submission has been received to date.

Panel

- The proposal appears to be a creative means to reduce the environmental cost of processing organic commercial waste which should be encouraged.

- An inquiry was made as to whether capacity is proposed to increase at a later stage, and whether that should be anticipated in the consent.
- A potential determination date was proposed for early November depending on the outcome of Council's assessment and feedback received from internal and external referral responses.
- Another briefing is unlikely to be required stage and an e-determination would likely be appropriate for this application.
- The panel targets determination of RSDAs within 250 days. This application ought to be determined well in advance of that target, and the Council and the Applicant ought to work towards an early determination.

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 this minute.