

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-380 – Fairfield – DA 350.1/2023 – 6 Sleigh Place, Wetherill Park
APPLICANT / OWNER	Applicant: Wild Environment/Mainstream Recycling Pty Limited Owner: Milana Corporated Pty Ltd
APPLICATION TYPE	Increase volume of waste from 29,500 to 65,000 tonnes per annum at existing waste management facility. The development is Designated under Schedule 3, Part 2, Clause 45 of the EP&A Regulation 2021 and is Nominated Integrated Development requiring approval and a license from the NSW Environment Protection Authority under Protection of the Environment Operations Act 1997.
REGIONALLY SIGNIFICANT CRITERIA	Designated Development - Waste Facility
CIV	\$ 89,500 (excluding GST)
BRIEFING DATE	4 March 2024

ATTENDEES

APPLICANT	Andrew Wild, Tiaan Reader
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli, Hugo Morvillo, Kevin Lam
COUNCIL OFFICER	Mason Shute, Liam Hawke, Sunnee Cullen
CASE MANAGER	Renah Givney
PLANNING PANELS SECRETARIAT	Sharon Edwards, Tim Mahoney

DA LODGED: 20 November 2023

DAYS SINCE LODGEMENT: 110 days

TENTATIVE PANEL BRIEFING DATE: Not anticipated at this time.

TENTATIVE PANEL DETERMINATION DATE: Late May 2024.

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

Applicant

- The Applicant provided a description of the proposed development and site context, including:
 - increase to volume of waste processed from 29,500 to 65,000 tonnes per annum at an existing Waste Management Facility
 - increase operating hours to twenty-four (24) hours per day, seven (7) days a week.
- The Applicant says it has sought to minimise traffic impacts and meet market needs in its operation of the business.
- The Applicant outlined that the premises currently operates as a Waste Management Facility, which principally receives and treats two (2) different types of wastes - liquid waste from stormwater management systems and general solid waste (non-putrescible). The solid waste includes grit, sediment, litter and gross pollutants collected from stormwater devices and systems that have been dewatered.
- The Applicant advised that the treated material is transported to EPA-licensed facilities for landfill disposal or beneficial reuse (as a high-quality landscaping product, in accordance with an NSW EPA Resource Recovery Order), with treated water discharged to sewer and a small quantum of residual non-recoverable waste being disposed to landfill.
- The Applicant confirmed that the proposed operations will be contained within the existing building, with roller doors, bunding, solid, internal walls, tank and equipment installation.
- The Applicant advised that it intends to maintain existing approvals. The Applicant advised that they have existing planning approvals that cover acceptance of street sweeper waste, but it is not presently being received and is not presently covered by the current EPA licence.

Council

- Council confirmed that with the additional volumes the development is Designated Development under Schedule 3, Part 2, Clause 45 of the Environmental Planning & Assessment Regulation 2021 and is Nominated Integrated Development, requiring General Terms of Approval and a license from the NSW Environment Protection Authority under Protection of the Environment Operations Act 1997.
- Council advised the application was notified to adjoining landowners and occupiers (from 24th of January to 21st February 2024). No submissions were received.
- Council advised that an RFI is being prepared which it expected to issue to the Applicant within the next two weeks. The Applicant will be given 14 days to reply.
- Council confirmed that it is waiting on a referral response from TfNSW.
- Council anticipates that the following matters will be raised in an RFI:
 - matters raised by EPA in their referral response in relation to street sweeper waste

- traffic and access – further information required in relation to the additional type and number of vehicle movements
- compliance with Building Code of Australia.
- Council advised that there are no sensitive receivers nearby.

Panel

- The Panel noted the Applicant's advice concerning the approvals for the existing street-sweeping.
- The Panel suggested that the Applicant clearly state (if it has not done so) precisely what activities are sought to be covered by the planning approval sought, how they will add to the present impacts, and any previously approved activities which are presently dormant but might be revived in the future.
- The Panel asked Council to clarify what further information it is seeking in relation to traffic movements.
- The Panel chair noted the matter would likely only need a final briefing if no significant additional issues arise (no assessment briefing would then be required).
- The Panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite its efforts to facilitate amendments or additional information required by Council officers to allow them to complete their assessment. The Panel will determine development in the form it is presented at or prior to 250 days.

Note:

Council staff are yet to undertake their full application assessment, so this record is not a final list of the issues they may consider in order to draft Council's 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.