

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Monday, 16 December 2024, 12:30pm to 1:50pm
<b>LOCATION</b>	MS teams

**BRIEFING MATTER(S)**

PPSSWC-446- Penrith - DA24/0654 - 211-227 Luddenham Road, Orchard Hills - Construction and Use of an On-Site Waste Disposal System Comprising Underground Tanks, Above Ground Tanks and a Plant Shed Area to Serve the Alspeck Industrial Estate. Works Include Associated Civil Works, a Service Lane, Landscaping and Tree Planting.

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Justin Doyle (Chair) David Kitto Louise Camenzuli Ross Fowler Carlie Ryan
<b>APOLOGIES</b>	NIL
<b>DECLARATIONS OF INTEREST</b>	NIL

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Jake Bentley
<b>APPLICANT</b>	Danny Kataieh, Bruce Colman, Taylah Brito, Jordan Jennings, Colin Fisher
<b>PLANNING PANELS SECRETARIAT</b>	Tim Mahoney, Sharon Edwards

**KEY ISSUES DISCUSSED**

- The DA concerns only the construction and use of an On-Site Waste Disposal and Recycled Water System to serve an industrial estate yet to be constructed. Disposal is to occur within the intended areas for the individual factories of which 892m<sup>2</sup> is identified as landscaping and 1,538 m<sup>2</sup> as additional permeable gravel.
- Representatives of Aquacell explained the facility and advised that they were involved with the design of 50 independent sewerage systems around Sydney.
- While in its initial discussion with the Applicant and Council it was suggested that torrens or community title subdivision may be associated with the proposal, it was confirmed during the meeting that this application is made on the basis that at this stage the proposed factories will be constructed and tenanted out by a single owner.

**Planning Panels Secretariat**

- If subdivision is proposed with a separate application issues will arise in relation to the ownership and operation of the facility and responsibility for operation costs. A community plan may be appropriate. Those matters can be resolved at the time of any application for subdivision.
- There is no proposal to permit the facility to connect with or service surrounding development.
- It is not expected that there will be any odour issues, with the facility operating well below applicable standards.
- Provision would be made for pump out of any excess above capacity or in the event of a system failure.

**TENTATIVE DETERMINATION DATE SCHEDULED FOR MARCH/APRIL**