

Record of Preliminary Briefing Sydney Western City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSWC-486 - Penrith - DA24/0744 12 LINKS ROAD ST MARYS 2760
APPLICANT / OWNER	Applicant: Mr Peter Lonergan Owner: The Fajloun Brothers Pty Ltd SEE by: Western Sydney Planning
APPLICATION TYPE	Construction of a Waste Management Facility
REGIONALLY SIGNIFICANT CRITERIA	Designated Development - Waste Facility
EDC	\$1,088,000.00 (excluding GST)
BRIEFING DATE	20 January 2025

ATTENDEES

APPLICANT	Mr Peter Lonergan, Hugh Halliwell
PANEL	Justin Doyle (Chair), David Kitto, Louise Camenzuli,
APOLOGIES	Carlie Ryan and Ross Fowler
COUNCIL OFFICER	Jacqueline Klincke, Tania Shephard
CASE MANAGER	Tim Mahoney

Chair reviewed attendance and introduced Preliminary Briefing purpose and process.

The proposed use is for a waste recycling facility exceeding 30,000 tonnes in annual output. The Panel Chair suggested that a volumetric maximum should be proposed (even if it is not currently planned to be taken up).

The Council had issued a request for further information (RFI) in relation to the DA on 14 January 2025, 6 days before the briefing. The Council says documents referenced in the DA have not been uploaded to the portal.

Issues covered by the RFI (which partly echoes issues raised by the EPA) are:

- a) Need for a detailed Operational Plan of Management addressing types and quantities of wastes and materials, and overall handling processes and operations that will occur at the site, and the intended use of the existing hardstand area to the east.
- b) A demolition plan.

- c) Increase in tree cover (and where possible hardstand reduction) particularly in the carpark to address heat sink issues.
- d) Increased detail in the landscape plan, which should also reconcile proposed tree removal across the DA document including the ecology and bushfire reports.
- e) Reconciliation of the submitted Noise Assessment is in contradiction with the Environmental Impact Statement (EIS).
- f) Odour impacts.
- g) Contamination (and council's call for the DA to include a RAP).
- h) Flood assessment (Council has called for conceptual drawings showing the location of all WSUD devices, and a MUSIC model).
- i) Heavy vehicle manoeuvring, weigh bridge detail and vehicle crossing detail.
- j) Waste management (to address Section 3.4 of the *Industrial, commercial and mixed-use waste management. guideline* document).
- k) Sustainability (a Stormwater Plan and Water Sensitive Urban Design Strategy and provision for rainwater tanks, and a photovoltaic system.
- l) Fire risk mitigation and protection measures (e.g. sprinkler system, CCTV cameras, management plan and detailed operational processes, etc.)

To those issues, provision for electrical vehicle charging should also be included in the plans and conditions.

The Applicant (the design architect firm for the site owner and operator) indicated that it accepted generally the matters raised in the raised in RFI required attention, and advised that it expected the supplementary material required could be provided by 28 February 2025.

At the same time, the Council accepted that the proposed use of the site was in substance acceptable. If the Applicant kept to its 28 February commitment, a determination date in late April ought to be achievable. That will still allow the Panel's target assessment period of 250 days to be complied with.

If it emerges that the 28 February 2025 date cannot be kept, the Applicant should consider withdrawing the DA, to be relodged when the Council's issues are addressed. Council indicated it would allow a 50% DA fee refund, and would expedite the relodged DA if that option was taken up.

The Panel asked to be kept abreast of progress towards finalisation of the DA so that the Panel's target assessment period of 250 days can be kept.

DA LODGED: 27 September 2024

DAYS SINCE LODGEMENT: 114 days

TENTATIVE PANEL BRIEFING DATE: Further briefing to be convened if the above timetable cannot be met.

TENTATIVE PANEL DETERMINATION DATE: Late April

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 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.