

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 23 June 2025, 2:00pm to 3:00pm
LOCATION	Ms teams

BRIEFING MATTER(S)

PPSSWC-534 – Liverpool – DA-94/2025 – 160 Gurner Avenue, Austral - Construction and operation of a resource recovery facility with a projected annual volume of 98,000 tonnes including the installation of a weighbridge, hardstand, office, processing shed, retaining walls and associated works. This application relates to the building and associated structures to future proposed lot 6 only. A separate DA has been lodged for the subdivision works including roads and drainage.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle, Louise Camenzuli, David Kitto, Peter Ristevski
APOLOGIES	Ned Mannoun
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Nabil Alaeddine
APPLICANT	Richard Carfi, Tino Carfi
OTHER	Sharon Edwards, Tim Mahoney

KEY ISSUES DISCUSSED

- The Panel queried with the Applicant whether the application is for designated development.
- In this regard, the Panel noted that it appears that the application is for processing of building demolition material as stated in section 3.1 of the SEE and that approval is being sought for a waste management facility that would process up to 98,000T of waste.
- In the circumstances, the Panel informed the Applicant that it is not yet satisfied that the proposed development does not fall within s 45(2)(b)(iii) of Schedule 3 of the *Environmental and Planning Assessment Regulation 2021* and, if so, an EIS is required.
- The Panel also noted that it understands that the Applicant has applied for an EPL seeking a licence to operate a 98,000T waste management facility, which tends to suggest that the development is for designated development.
- The Applicant stated that the intention is to process waste from its building sites and other waste and that it did not agree that the nature and quantum of the waste to be processed meant that the DA is designated development, but that it would need to speak with its town planner to confirm the position.
- The Panel Chair noted to the Applicant that if in fact the application is for designated development, the best course might be for the DA to be withdrawn and relodged in circumstances where an EIS will need

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to be prepared. Should this be necessary, some crediting of part of the current DA fees towards a correctly lodged DA, might be made available. The sooner this is done, the greater that credit might be.

- The Applicant raised a potential conflict of interest relating to Councillor Peter Ristevski arising from a Facebook post, of which Councillor Ristevski had no awareness and has not seen.
- The Council informed the Panel that 90 objections have been lodged against the development.
- The Panel Chair noted that:
 - in the circumstances, unless the DA is withdrawn, there will need to be a public meeting given that there are more than 10 or more unique objections relating to the development; and
 - in response to a query by the applicant as to the nature of the development – that, as the application has a CIV of >\$5M for private infrastructure and community facilities, the application is for regionally significant development.
- As the Applicant's planner was not present at the meeting, the Panel asked that the Applicant provide the Panel with supporting information as to why it holds the view that the application is not designated development. The Panel requests that this information be provided to the Council and the Secretariat by **Friday, 4 July 2025**, following which the Panel will determine the next steps in relation to this application.
- The Applicant was also asked to provide an email to the Secretariat setting out the specific nature of the concern (with supporting material) in relation to Councillor Peter Ristevski's potential conflict of interest for consideration and appropriate action in line with the Panel Code of Conduct and Operational Procedures.