

BRIEFING DETAILS

BRIEFING DATE / TIME	14 April 2020, 11:34am and 11:51am
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-64 – Liverpool City Council – DA-266/2015/A – 25 Martin Road, Badgerys Creek – Modification to Development Consent DA-266/2015 under Section 4.55 of the Environmental Planning and Assessment Act 1979, to minimise building footprint, increase height, and changes to the acoustic wall, site grading and boundary retaining walls. The application is Designated Development under the Environmental Planning and Assessment Regulation 2000 and Nominated Integrated Development under the Protection of the Environment Operations Act 1997 requiring the activity to be licensed by the Environment Protection Authority.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli and Peter Harle
APOLOGIES	
DECLARATIONS OF INTEREST	Wendy Waller

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Peter Nelson and Boris Santana
OTHER	

KEY ISSUES DISCUSSED

- This site was previously considered by the panel for the granting of development consent on 17 April 2019 to *‘establish a resource recovery facility for 60,000 tonnes per annum of construction and demolition waste (reduced from the 95,000 tonnes originally proposed) including the installation of a weighbridge, hardstand, retaining walls and erection of a rural shed’*. An important change to the proposed development arising from the panel’s assessment had been that the finally approved development provided for the processing activities to occur contained within a site building.
- Proposed changes to the approved development with this modification were discussed in terms of acoustic mitigation structures and BCA compliance.
- It was observed that changes to the cut and fill planned to establish a level site will change the finished height as assessed under the DCP. The panel noted however that the Council’s initial assessment was optimistic that if there was no nett change to the average levels on the site, the changes could well be justified.
- The panel noted the increased and improved landscaping proposed.
- The panel was informed that the development is not proposed to change in terms of truck movements outside the site, nor in terms of its processing of potentially hazardous material. The panel took note

that the operation required licensing by the EPA and would continue to be regulated by conditions 116 and 117 on that subject. An environmental audit would also be required one year after the use commenced under condition 119.

- An objection was lodged which was directed to the acceptability of the use as already approved, rather than the acceptability of the modification now proposed. The objector has been asked to consider the modifications in fact proposed, and the Chair indicated that if the objection could be satisfactorily resolved then the matter may be suitable for electronic determination.
- **TENTATIVE PANEL MEETING DATE: N/A**