

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WESTERN CITY PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 9 December 2020
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, Nicole Gurran, Ninos Khoshaba and Dai Le
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 25 November 2020.

MATTER DETERMINED

PPSSWC-98 – Fairfield – DA/286.1/2020 at 10 Davis Road, Wetherill Park – Fitout and Operation of a Liquid Waste Treatment Facility processing (as described in Schedule 1)

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

As part of the assessment of the application, additional information was requested from the applicant including further details in relation to the odour control system, air quality, loading areas, swept paths and operational schedule.

The application was referred to TransGrid, NSW Environmental Protection Authority, Natural Resources Access Regulator, Sydney Water, Council's Building Certification Branch, Environmental Management Section, Development Engineers, Traffic Engineers and Landscape Officer. In response, no concerns were raised, subject to the proposed conditions of consent.

The proposed development has demonstrated sufficient merit and is unlikely to result in an adverse impact on the amenity of adjoining properties or the environment.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition.

One submission was received. The submission raised concern in relation to increased truck traffic, intersection safety, odour impact, traffic noise and permissibility.

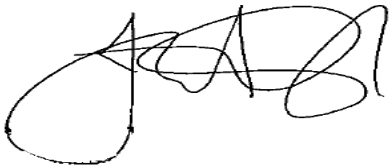




The Panel is satisfied that these issues have been adequately addressed in the assessment report and the proposed conditions of consent.

In relation to odour, being a primary issue during the assessment of the application, the Panel notes that the Air Quality and Noise Assessment report prepared by Air Noise Environment outlines that all air within the facility will be vented through an activated carbon odour control unit and out of a rooftop vent.

Other odour management techniques recommended include implementation of a waste acceptance evaluation procedure to ensure all waste received on site meets the relevant criteria, closure of roller doors during all waste unloading activities, regular inspection and cleaning of in ground sumps, daily odour surveys around the boundary of the site.

The NSW EPA's General Terms of Approval also requires that an odour management plan be developed to the NSW EPA's satisfaction prior to operations commencing.

The above matters have been conditioned as part of the approval (see. conditions 1, 2, 41 and 43).

PANEL MEMBERS	
 Justin Doyle (Chair)	 Nicole Gurran
 Louise Camenzuli	 Dai Le
 Ninos Khoshaba	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-98 – Fairfield – DA/286.1/2020
2	PROPOSED DEVELOPMENT	<p>Fitout and Operation of a Liquid Waste Treatment Facility processing 50,000 tonnes per annum (tpa) of Grease Trap Waste. The proposed development is Designated Development in accordance with Part 1 Schedule 3 of the Environmental Planning and Assessment Regulation 2000 as the development is a waste management facility that processes more than 5,000 tonnes per year of liquid waste.</p> <p>The development is also defined as Integrated Development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979. Accordingly, the development also requires the approval of NSW Environmental Protection Authority under the Section 43(a), 47 and 55 of the Protection of the Environment Operations Act 1997.</p>
3	STREET ADDRESS	10 Davis Road Wetherill Park
4	APPLICANT/OWNER	<p>Applicant: Andrew Wild – Wild Environment</p> <p>Owner: FSG Holdings Pty Ltd</p>
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ Fairfield Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Fairfield Development Control Plan 2013 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 25 November 2020 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: Monday, 28 September 2020 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Justin Doyle (Chair), Louise Camenzuli, Nicole Gurrin, Ninos Khoshaba and Dai Le ◦ <u>Council assessment staff</u>: Jason Liang and Liam Hawke
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report