

Record of Kick-Off Briefing Sydney Central City Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSSCC-447 – Cumberland – DA2023/0130 – 109A Church Street, Lidcombe
APPLICANT / OWNER	Applicant: MRA Consulting Group Owner: Hanan Etri
APPLICATION TYPE	Demolition of existing buildings and construction and operation of an organic waste transfer station. Integrated Development - Section 43(b) of Protection of the Environment Operations Act 1997. The proposal is Designated Development under the provisions of the Environmental Planning and Assessment Regulation 2021
REGIONALLY SIGNIFICANT CRITERIA	Designated Development - Waste Facility
CIV	\$ 4,950,302 (excluding GST)
BRIEFING DATE	15 June 2023

ATTENDEES

APPLICANT	James Cosgrove
PANEL	Abigail Goldberg (Chair), David Ryan, Steve Murray, Ola Hamad, Glenn Elmore
COUNCIL OFFICER	Bhavisha Sheth, Fay Ong, Harley Pearman, Esra Calim
CASE MANAGER	Lillian Charlesworth
PLANNING PANELS SECRETARIAT	Sharon Edwards

DA LODGED & DAYS SINCE LODGEMENT: 13 March 2023 (94 Days)

TENTATIVE PANEL BRIEFING DATE: To be determined by Council following progress of assessment.

TENTATIVE PANEL DETERMINATION DATE: Within 250 day target

Chair reviewed attendance and introduced Kick Off Briefing purpose and process.

Applicant

- The applicant provided description of proposed development, site context and the strategic need for the development.
 - The applicant outlined specific environmental impacts addressed through the proposal, including odour, noise, traffic and parking
- The applicant advised the proposal is approximately 70m from the neighbouring residential area. The applicant advised that trucks transporting organic matter will not access the site via the streets within the residential community. An operational mechanism (left in left out only) is proposed to enforce this. The applicant noted that further to this, conditions could be imposed to restrict movements of vehicles carrying waste to roads outside of the residential area.
- The applicant advised that licensed commercial food waste services will deliver material from commercial developments via a consolidated collection. No drive-up service is proposed.
- The applicant confirmed that the development will not rely on nor connect in any way to the adjacent rail transport corridor.
- The applicant advised that volumes of liquid produced from the organic waste will be dealt with by draining into a collection tank and removal from the site for treatment. The applicant indicated that this process can be further clarified at the request of Council.

Council

- Council advised that the key issues identified include:
 - Suitability of site due to proximity to residential development
 - Odour, air quality and noise
 - Traffic impacts (increased traffic movements)
- Council advised that the following external referrals have been undertaken:
 - NSW EPA – awaiting response
 - Sydney Trains – awaiting response
 - TfNSW – awaiting response
 - Ausgrid – response received; no issues raised
- Council advised that the following internal referrals have been undertaken:
 - Environmental Health - response outstanding, awaiting outcome of EPA referral
 - Engineering – response received, RFI to be provided to applicant regarding stormwater and traffic impacts
- Notification of the application has been extended to the 14th of July due to community interest and the sensitive nature of proposed development. Five submissions have been received to date.

Panel

- The panel noted that significant truck movements are proposed and raised concern over odour emissions arising during the transportation of organic waste to the site utilising the surrounding road network, including the nearby residential community (*response above*).

- The panel queried whether the organic source material is to be entirely municipal waste or whether there are proposed other sources (eg supermarkets) that would deliver waste to the site via a “drive up” service (*response above*).
- The panel questioned expected quantities and treatment proposed for liquid produced as a by-product of organic waste (*response above*).
- The panel questioned whether linkage to or reliance upon the adjacent rail corridor was proposed (*response above*).
- The panel targets determination of RSDAs within 250 days. The chair recommends that the applicant expedite their efforts to facilitate amendments or additional information when RFI is provided by Council to allow them to complete their assessment. The panel will determine development in the form it is presented at or prior to 250 days.

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 in order to draft their recommendation.

The application is yet to be considered by the Sydney Central City Planning Panel and therefore future comment will not be limited to the detail contained within.