



**FAIRFIELD CITY COUNCIL**

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 FAIRFIELD NSW 1860

**File No:**

**RECORD OF DEVELOPMENT ADVISORY MEETING OF: 8 October 2019**

| VISITORS           | Email address                        | TELEPHONE No. |
|--------------------|--------------------------------------|---------------|
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**PROPERTY:** Lot 603, DP 260618, 10 Davis Road, Wetherill Park

**SUMMARY OF PROPOSAL:** Fitout and use of part of an existing industrial premises for the purpose of treating and recycling wastewater collected from grease traps.

**Note: Council notes that the documentation submitted prior to the Development Advisory Meeting, as prepared by Wild Environment Environmental planning and Management Solutions, dated October 2019 states that the proposed development is State Significant Development under the provisions of Schedule 1 of State Environmental Planning Policy (State and Regional Development) 2011. On this basis, Council is not the consent authority and therefore a development application is not required to be lodged with Council.**

**MATTERS RELEVANT TO DEVELOPMENT APPLICATION**

**Required**

|  |               |
|--|---------------|
| Owner's consent (if Company, then state capacity of signatory).....  | No            |
| Fee .....  | No            |
| Advertising fees .....   | No            |
| Number of sets of plans.....   | (6 copies) No |
| A4 set (one only).....   | No            |
| Statement of Environmental Effects.....  | No            |
| Environmental Impact Statement (Designated Development) .....  | No            |
| Preliminary Hazard Analysis (SEPP 33) .....  | No            |
| Studies – Traffic & Parking, Acoustic, Contamination Report, Environmental Management Plan .....                 | No            |
| On-site Detention Drainage Concept Plan .....  | No            |
| Basix Certificate .....  | No            |
| Integrated Development.....  | No            |
| The application must be referred to the following government agencies (circled):-                                |               |
| A separate cheque for \$ 320 in favour of <b>each</b> agency must accompany each application + \$140 for Council |               |
| RTA      DEC <u>EPA</u> Heritage      NPWS      DOWR      Waste Authority      DOP                               |               |
| <b>Plans</b>   |               |
| Survey plan (levels / contours to AHD vegetation, existing structures, natural features).....                    | No            |
| Site plan (including location of adjoining buildings).....   | No            |
| Shadow diagrams (9:00am, 12 noon & 3:00pm).....  | No            |
| Cross and Long sections .....  | No            |
| Natural and finished levels.....   | No            |
| Landscape plan.....  | No            |
| Driveway grades .....  | No            |
| Subdivision plan.....  | No            |
| Basix Certificate .....  | No            |

## **Notes to users of Development Advisory Panel:**

1. The advice and comments of Council's Officers at the development Advisory Meeting are provided on **a preliminary basis only**. Further investigation of the proposal and the site, as well as comments by other Statutory Authorities and local residents as part of the assessment of a Development Application, **may** necessitate amendments to any proposed plans of development.
2. Should a further consultation on the same matter be required with Council's Development Advisory Panel in respect of the proposed development, a minimum fee of \$350 would apply.

### **Introduction:**

1. The subject site is located within the Wetherill Park industrial precinct at 10 Davis Road, Wetherill Park. The applicant is seeking approval to fit-out and use the existing industrial premises for the purpose of treating and recycling waste-water collected grease traps.
2. It was advised during the meeting that the site is currently used for the purpose of manufacturing grease traps and plastic tanks. The applicant advised Council that the proposed use would be introduced on site in addition to the existing manufacturing use.
3. The applicant advised Council that the proposed works also involved the construction of a new roller door entry into the existing building and reconfiguration of the existing car park to accommodate for site servicing.
4. During the meeting, the applicant also advised Council that the proposed development is State Significant Development and that they have made an application has been made to the Department of Planning and Infrastructure for the Secretary's Environmental Assessment Requirements (SEARS).

### **Specific Comments:**

5. In accordance with Section 4.5 of the Environmental Planning and Assessment (EP&A) Act 1979, in the case of State Significant Development the consent authority is the Independent Planning Commission (if the development is of a kind for which the Commission is declared the consent authority by an environmental planning instrument) or the Minister (if the development is not of that kind).
6. Having regard to the above, Council cannot provide any comment or direction in relation to the assessment of the proposed development. Notwithstanding, and as discussed during the meeting, the application will be referred to Council for comment by the Consent Authority. For further information in relation to the referral process to Council of State Significant Development, please contact councils Strategic Land Use and Catchment Planning Team on 9725 0222.