

**Project Name:** Grundys Waste Solutions Resource Recovery Facility  
**Case ID:** PDA-123571488

## Proponent Details

### Project Owner Info

Title	Mr.
First Name	Richard
Last name	Benbow
Role/Position	Principal Consultant
Phone	0298960399
Email	admin@benbowenviro.com.au
Address	25-27 Sherwood St Northmead , New South Wales, 2152 , AUS

### Company Info

Are you applying as a company/business?

Yes

Company Name	IAN'S TRANSPORT PTY LTD
ABN	86072333503

### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Richard	Benbow
Phone	Email	Role/Position
0298960399	admin@benbowenviro.com.au	Receptionist

### Address

25-27 Sherwood St  
Northmead, New South Wales 2152  
AUS

## Development Details

### Engagement with the Department

Have you engaged with the department in relation to this project?

Yes

### Project Info

Project Name	Grundys Waste Solutions Resource Recovery Facility
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD20,854,485.42
Indicative Operation Jobs	40
Indicative Construction Jobs	43
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	18,000

### Description of the Development/Infrastructure

The proposed development involves the redevelopment of the existing site to establish a resource recovery facility. The facility will operate 24 hours per day, 7 days per week, enabling continuous receipt, processing and transfer of waste streams, including commercial and industrial (C&I) waste, construction and demolition (C&D) waste, liquid waste and clinical waste.

### Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

No

## Site Details

### Site Information

Site Name	Grundy's Waste
Site Address (Street number and name)	72 Links Road St Mary
Site Co-ordinates - Latitude	-33.7437
Site Co-ordinates - Longitude	150.771

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Penrith	Western City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 45 DP 1185482, Lot 603 DP706751 and Lot 605 DP 706751

### Site Area

What is the total site area for your development?

Site Area sqm

18,000

## Statutory Context



**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

### Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

### Section under selected Schedule

Section 23 - Waste and resource management facilities

### Permissibly of Proposal

Permissible with consent

### Describe the permissibility of the proposal under relevant environmental planning instruments

Under the SEPP, Division 23 Waste of resource management facilities, Clause 2.152 and 2.153, the site is zoned E4 – general industrial and is therefore a prescribed zone where waste and resource recovery facilities are permissible with consent under the State Environmental Planning Policy (Transport and Infrastructure).

### Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

### Attachments

File Name	Biodiversity Waiver
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### Land

### Use

### Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

## Statutory Context 2

### Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Under Clause 2.6 (1) of the State Environmental Planning Policy (Planning Systems) 2021, development is State Significant Development (SSD) if it is specified in Schedule 1

(general) or Schedule 2 (identified sites). Clause 23(3), 23(5) and 23(6)(b) of Schedule 1

**List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).**

**Would the project vary any development standard?**

No

### Designated development

**Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?**

Yes

**Describe any designated development provisions and how they would relate to the project (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979).**

Under Clause 2.6 (1) of the State Environmental Planning Policy (Planning Systems) 2021, development is State Significant Development (SSD) if it is specified in Schedule 1 (general) or Schedule 2 (identified sites). Clause 23(3), 23(5) and 23(6)(b) of Schedule 1

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

**Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

Yes

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

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A licence under the [Pipelines Act 1967](#)?

No

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## Attachments

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File Name	221179_Scoping_Rev6
File Name	A02 - Overall Site Plan
File Name	Biodiversity Waiver