



Project Name: Processed Engineered Feedstock Production Facility
Case ID: PDA-132550988

Proponent Details

Project Owner Info

Title	Mr
First Name	Jason
Last name	O'Sullivan
Role/Position	Director
Phone	0412148227
Email	jason@metrecycling.com.au
	134 Carnarvon Street
Address	Silverwater , New South Wales, 2128 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	MET WASTE MANAGEMENT PTY LTD
ABN	20690900291

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Jason	O'Sullivan
Phone	Email	Role/Position
0412148227	jason@metrecycling.com.au	Managing Director

Address

134 Carnarvon Street
Silverwater, New South Wales 2128
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Processed Engineered Feedstock Production Facility
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD38,000,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	50
Number of Occupants	10
Number of Dwellings	0
Gross Floor Area (GFA) sqm	12,264

Description of the Development/Infrastructure

A high-tech Processed Engineered Feedstock (PEF) Production Facility is proposed to sort and process up to 450,000 tonnes per annum of residual Municipal Solid Waste (MSW) and Commercial and Industrial (C&I) and provide new critical infrastructure to address the projected shortfall in Sydney's waste disposal needs by 2030. Operations will be conducted in a large warehouse building with advanced environmental controls.

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	MET Waste Management
Site Address (Street number and name)	134 Carnarvon St, Silverwater
Site Co-ordinates - Latitude	-33.834186
Site Co-ordinates - Longitude	151.035

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Parramatta	Central City District	Sydney	☒

Lot and DP

Lot and DP
Lot 1 DP 713708

Site Area

What is the total site area for your development?
Site Area sqm
17,200

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

Development of waste and resource management facilities are permissible with consent in E4 General Industrial zones under the Parramatta Local Environmental Plan 2023.

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

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.

Environmental Planning and Assessment Act 1979; Environmental Planning and Assessment Regulation 2021; Biodiversity Conservation Act 2016; Protection of the Environment Operations Act 1997; Protection of the Environment Operations (Waste)Regulation 2014; State Planning Policy (Biodiversity & Conservation) 2021; State Environmental Planning Policy (Industry & Employment) 2021; State Environmental Planning Policy (Planning Systems) 2021; State Environmental Planning Policy (Resilience and Hazards) 2021; State Environmental Planning Policy (Sustainable Buildings) 2021; State Environmental Planning Policy (Transport & Infrastructure) 2021; Parramatta Local Environmental Plan 2023; Parramatta Development Control Plan 2023; Hazardous Waste (Regulation of Exports and Imports) Act 1996.

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

N/a

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).

Clause 45(2) of Schedule 3 of the Environmental Planning and Assessment Regulation 2021.

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](#)?*

Yes

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

No

Attachments

File Name	PEF Production Facility Scoping Report
File Name	App B - Architectural Plans
File Name	App C - Planning Certificates
File Name	App D - AQIA
File Name	App E - TIA
File Name	App F - Fact Sheet

File Name	App F - Letter to businesses (and churches)
File Name	App F - Letter to City of Parramatta Council
File Name	App F - Letter to NSW EPA
File Name	App F - Letter to residents
File Name	App F - Presentation
File Name	App G - Social Assessment Scoping Tool
File Name	MET Waste Management - Proposed Site Plan