



Pre-Development Application

Date Submitted: 15/05/2025

Project Name: MidCoast Regional Organics Processing Solution
Case ID: PDA-82641213

Proponent Details

Project Owner Info

Title	Mr
First Name	Philip
Last name	Parekalam
Role/Position	Managing Director
Phone	0414979628
Email	philip@nalg.com.au
Address	Level 3, Suite 303 7-9 Irvine Place Bella Vista , New South Wales, 2153 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Esther	Hughes
Phone	Email	Role/Position
0427139702	esther@mraconsulting.com.au	Principal Environmental Planner

Address

19
ROSEBY STREET
DRUMMOYNE,
New South Wales
2047
AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	MidCoast Regional Organics Processing Solution
Industry	Agriculture
Development Type	Produce
Estimated Development Cost (excl GST)	AUD56,000,000.00
Indicative Operation Jobs	12
Indicative Construction Jobs	26
Number of Occupants	8
Number of Dwellings	0
Gross Floor Area (GFA) sqm	5,450

Description of the Development/Infrastructure

The proposed MidCoast Regional Organics Processing Solution (MC ROPS) is a fully enclosed FOGO facility utilising In-Vessel Composting (IVC) and Dry Anaerobic Digestion (AD) technology to process organic waste and produce high-quality compost end products. The facility will be comprised of a receival building, pre-treatment and contamination management, IVC tunnels with enclosed maturation, digester and biogas equipment, and air treatment system including biofilter and scrubbers.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	-
Site Address (Street number and name)	Midge Orchid Rd, Darawank
Site Co-ordinates - Latitude	-32.127642
Site Co-ordinates - Longitude	152.492

Local Government Area

Local Government	District Name	Region Name	Primary Region
Mid-Coast		Hunter	☒

Lot and DP

Lot and DP
Lot 5
DP 1089990

Site Area

What is the total site area for your development?
Site Area sqm
58,200

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 3 - Agricultural produce industries and food and beverage

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The development is not within the definition of an agricultural produce industry under the Great Lakes Local Environmental Plan 2014. Hence it would be considered to be a Waste Management Facility.
Although a waste management facility is not permissible in RU2 zoning under the LEP, it is permissible as under Division 23 of the State Environmental Planning Policy (Transport and Infrastructure) 2021.

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)
RU2 Rural Landscape

Statutory Context 2

Legislation and EPIs

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

- State Environmental Planning Policy (Biodiversity and Conservation) 2021. Koala habitat,
- State Environmental Planning Policy (Resilience and Hazards) 2021 – consideration of potentially hazardous or offensive development, coastal management,
- State Environmental Planning Policy (Planning Systems) 2021 – State Significant Development
- State Environmental Planning Policy (Transport and Infrastructure) 2021 – traffic generating development
- State Environmental Planning Policy (Industry and Employment) 2021 – advertising and signage
- State Environmental Planning Policy (Sustainable Buildings) 2022 – GHG Reporting
- Great Lakes Local Environmental Plan 2014 – mapped provisions
- Protection of the Environment Operations Act - licensing
- Protection of the Environment Operations (Waste) Regulation 2014 – waste reporting
- Crown Land Management Act 2016 – adjacent to crown land
- Water Management Act 2000 – environmental protection – water quality
- Local Land Services Act 2013 – sensitive land
- National Parks and Wildlife Act 1974 – heritage conservation
- Commonwealth Environmental Protection and Biodiversity Conservation Act 1999 – biodiversity protection

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).

16 Composting facilities or works

(1) Development for the purposes of a composting facility or works is designated development if the facility or works process more than 5,000 tonnes per year of organics.

The development would process more than 5,000 tpa of compost.

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?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

Yes

Is the development wholly residential?

No

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

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](#)?*

Yes

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	SEARs Scoping_Report NALG v2
File Name	Appendix C Mid Coast FOGO Plans Rev 2 - A00-A02 - AND-37998
File Name	Appendix D Targeted Searches for Genoplesium littorale
File Name	Appendix B MCROPS Scope of Works