



State Significant Development

Date Submitted: 11/02/2025

Project Name: Somersby Drill Mud and Oily Water Recycling
Case ID: SSD-62863964

Applicant Details

Project Owner Info

Title	Mrs
First Name	Sandra
Last name	Spiteri
Role/Position	Office Manager
Phone	0419982893
Email	admin@dups.com.au
Address	PO Box 125 Cobbitty , New South Wales, 2570 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	LAWSAN PROPERTY HOLDINGS PTY LTD
ABN	77649962407

Primary Contact Info

Are you the primary contact?
Yes

Title	First Name	Last Name
Mrs	Sandra	Spiteri
Phone	Email	Role/Position
0419982893	admin@dups.com.au	Office Manager

Address

PO Box 125
Cobbitty,
New South Wales
2570
AUS

Political Donations

Do you need to disclose a political donation?
No

Development Details

Project Info

Project Name	Somersby Drill Mud and Oily Water Recycling
Industry	Waste & Sewerage
Development Type	Waste collection, treatment and disposal
Estimated Development Cost (excl GST)	AUD3,906,437.00
Indicative Operation Jobs	17
Indicative Construction Jobs	5
Number of Occupants	4
Number of Dwellings	0
Gross Floor Area (GFA) sqm	1,249

Description of the Development/Infrastructure

The proposal will involve the construction and operation of a specialist drill mud and oily water recycling facility in the Somersby Industrial Park, for improving the recycling rates for these liquid wastes from the Central Coast Region of NSW. An advanced water treatment plant will be installed in a building for the treatment and recycling of these liquid wastes.

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?

No

Site Details

Site Information

Site Name	Somersby Drill Mud and Oily Water Recycling Facility
Site Address (Street number and name)	134 Somersby Falls Rd, Somersby NSW 2250
Site Co-ordinates - Latitude	-33.408471
Site Co-ordinates - Longitude	151.278

Local Government Area

Local Government	District Name	Region Name	Primary Region
Central Coast		Central Coast	<input checked="" type="radio"/>

Lot and DP

Lot and DP

1/787857

Site Area

What is the total site area for your development?

Site Area sqm

4,124

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name 5. App 4_Owners Consent

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposal triggers the requirement for State Significant Development under Clause 23(6)(b) of Schedule 1 of Chapter 2 of the State Environmental Planning Policy (Planning Systems) 2021 as the facility will accept more than 1,000 tonnes per year of aqueous or non-aqueous liquid industrial waste.

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

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

Schedule 1: SSD - General

Section under selected Schedule

Section 23 - Waste and resource management facilities

Permissibility of Proposal

Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, 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

No

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?

Yes

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

No

Has a BDAR waiver been issued?*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

✳

No

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

Yes

Does the application include a list of the Category 1 fire safety provisions that currently apply to the existing building?*

Yes

Does the application include a list of the Category 1 fire safety provisions that are to apply to the building following its change of use?*

Yes

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

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

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

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number

R80020

Accredited Organisation

CEnvP

REAP Name

Mark Jackson

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name 30. App 29_EDC(1)

File Name 1. EIS

File Name 2. App 1_SEARs

File Name 3. App 2_Statutory Compliance

File Name	4. App 3_Mitigation Measures
File Name	6. App 5_10.7 Certificate
File Name	7. App 6_Consent CDC 5596_01
File Name	8. App 7_Architectural Plans
File Name	9. App 8_Infrastructure Management Plan
File Name	10. App 9_OEMP
File Name	11. App 10_Consultation Report
File Name	12. App 11_Social Impact Assessment
File Name	13. App 12_SEPP 33 Screening
File Name	14. App 13_Pipeline Hazard Assessment
File Name	15. App 14_Waste Management Plan
File Name	16. App 15_Air Quality and Odour Impact Assessment
File Name	17. App 16_Greenhouse Gas Assessment
File Name	18. App 17_Noise and Vibration Impact Assessment
File Name	19. App 18_Traffic Impact Assessment
File Name	20. App 19_Soil and Water Impact Assessment
File Name	21. App 20_Detailed Site Investigation
File Name	22. App 21_Geotechnical Investigation
File Name	23. App 22_Liquid Trade Waste Application Form
File Name	24. App 23_Light Spill and External Lighting
File Name	25. App 24_Bush Fire Assessment
File Name	26. App 25_Bush Fire Emergency Management
File Name	27. App 26_Fire Incident Management Plan
File Name	29. App 28_BDAR Waiver
File Name	GIS data