

# Notice of decision

## Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

<b>Application type</b>	State significant development
<b>Application number and project name</b>	SSD-9346594 Prestons Waste Treatment Facility
<b>Applicant</b>	HI-QUALITY WASTE TREATMENT SERVICES PTY LTD
<b>Consent Authority</b>	Minister for Planning and Public Spaces

### Decision

The A/Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)*, granted consent to the development application subject to conditions.

A copy of the development consent and conditions is available here.

<https://www.planningportal.nsw.gov.au/major-projects/projects/prestons-waste-treatment-facility>

A copy of the Department of Planning, Housing and Infrastructure's assessment report is available here.

<https://www.planningportal.nsw.gov.au/major-projects/projects/prestons-waste-treatment-facility>

### Date of decision

16 April 2026

### Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the department's assessment report;
- the prescribed matters under the Environmental Planning and Assessment Regulation 2021;
- the objects of the Act;
- all information submitted to the department during the assessment of the development application;
- the findings and recommendations in the department's assessment report; and
- the views of the community about the project (see Attachment 1).

The findings and recommendations set out in the department's assessment report were accepted and adopted as the reasons for making this decision. Additional reasons for making the decision are also recorded in the department's assessment report.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including increasing NSW's capacity for managing hazardous and complex wastes, investment of \$6,376,000 in the Liverpool LGA, 39 ongoing operational jobs, and \$79,464 of community contributions;
- the project is permissible with development consent, and is consistent with NSW Government policies including the NSW Waste and Sustainable Materials Strategy 2041;
- the impacts on the community and the environment can be appropriately minimised and managed to an acceptable level, in accordance with applicable NSW Government policies and standards;
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the conditions of consent. Engagement on the project is considered to be in line with *Undertaking Engagement Guidelines for State Significant Projects*, including the community participation objectives outlined in these guidelines; and
- weighing all relevant considerations, the project is in the public interest.

## Attachment 1 – Consideration of Community Views

The Applicant engaged with the community during the preparation of the Environmental Impact Statement (EIS) as a requirement of the Secretary's environmental assessment requirements. The EIS detailed the findings of the engagement and how it influenced the scope and design of the project.

Once the Development Application (DA) and EIS were lodged with the Department they were placed on exhibition from 19 November 2021 until 16 December 2021 (28 days). 14 submissions were received, including 12 objections.

The key issues raised by the community (including in submissions) and considered in the department's assessment report and by the decision maker include traffic, air and odour, noise, health risks, water and fire impacts. Other issues are addressed in detail in the department's assessment report.

Issue	Consideration
<p>Traffic (increased congestion in the local area)</p>	<ul style="list-style-type: none"> <li>• Modelling results for the future scenario show the development would have minimal impact on queue lengths at the most impacted intersections.</li> <li>• The development would increase traffic at the Joadja Road/Jedda Road intersection by only 0.6% in the AM peak and 0.9% in the PM peak</li> <li>• The Hoxton Park Road/Joadja Road intersection would continue to operate at the same LoS in the future base and 2026 post development scenarios.</li> <li>• The Department considers the increase in traffic across the key intersections would be minimal.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• Finalisation of the CTMP and OTMP in consultation with Council, including details of heavy vehicle routes and road safety measures.</li> </ul>
<p>Traffic (potential for queuing of trucks on the road)</p>	<ul style="list-style-type: none"> <li>• At full capacity, the site would be accessed by 8 HVs (8 in 8 out) in the facility's peak hour.</li> <li>• The OTMP demonstrated that up to six HVs could be located onsite without any queuing on the road network and up to four on the weighbridge.</li> <li>• All HVs would be scheduled to ensure additional trucks would not arrive at the same time, further protecting the road network from queuing.</li> </ul> <p>Recommended Conditions</p> <ul style="list-style-type: none"> <li>• CTMP and OTMP, including details of the HV scheduling system.</li> </ul>
<p>Air and Odour</p>	<ul style="list-style-type: none"> <li>• Air quality engineering controls include the HVAC and ECS which would collect and treat contaminated air via two filter boxes, particulate matter filters and activated carbon filters to remove VOCs and odours. Additional measures include curtained bioremediation bays, fogging suppression (Compartment 3), and maintaining negative building pressure to reduce fugitive emissions</li> <li>• The modelling undertaken for the AQIA and ADR predicted compliance with the relevant criteria.</li> <li>• The Department has adopted the EPA's recommendations as conditions. In addition, validation monitoring at six and twelve months after operation commences, and at 'full operations' (when the maximum waste throughput is accepted).</li> <li>• The Department's assessment concludes the recommended conditions would ensure air quality impacts are acceptable and can be adequately managed by the Applicant.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• install the HVAC and air emission control system</li> <li>• install and operate equipment in line with best practice to meet load limits, air quality criteria specified in the EPL</li> </ul>

Issue	Consideration
	<ul style="list-style-type: none"> <li>• prepare and implement an OAQMP</li> <li>• ensure the development does not cause offensive odours</li> <li>• ensure the building is maintained under negative pressure</li> </ul>
Noise	<ul style="list-style-type: none"> <li>• The NVIA predicted operational noise impacts would comply with the relevant road noise and sleep disturbance levels, and the Project Noise Trigger Levels (PNTLs) at all receivers. The Department has reviewed the information provided and considered the advice from the EPA.</li> <li>• For both traffic noise and operational noise, the Department's assessment concludes impacts would be negligible and can be managed subject to the implementation of a CNMP and ONMP.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• a CNMP</li> <li>• a ONMP.</li> </ul>
Health risks from spillages	<ul style="list-style-type: none"> <li>• All waste would be accepted, unloaded and treated within the enclosed building.</li> <li>• Bunding would be installed around the building at the entry and exit points to contain any leachate, firefighting water, spills and other liquids.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• stormwater and leachate management plan</li> </ul>
Water (impacts to stormwater quality)	<ul style="list-style-type: none"> <li>• The stormwater system would remain very similar to the existing. Leachate would not come into contact with stormwater as waste would be handled indoors. However, the Department considers it appropriate for the quality of the site's stormwater to be determined to ensure it complies with Council's requirements.</li> <li>• The Department recommends the Applicant undertake a series of sampling events following commencement of operation to ensure stormwater discharged from the site is of the required quality. If not, contingency measures, such as installing gross pollutant traps, would be required.</li> <li>• The Department has reviewed the stormwater and leachate measures and the advice of the EPA and considers the system proposed is suitable for managing both stormwater and leachate.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• a stormwater and leachate management plan.</li> </ul>
Water (flooding impacts)	<ul style="list-style-type: none"> <li>• Modelling demonstrated the site would not increase offsite flood impacts. Pre- and post-development flood behaviour is largely similar.</li> <li>• CPHR recommended shelter-in-place requirements during a probable maximum flood (PMF). Council recommended conditions to store potentially hazardous material above the PMF level and use of flood-compatible building components below the PMF level.</li> <li>• The Department has considered the information received and advice from Council and considers it appropriate to only store Class 8 DG (other than soils) above the PMF, given the event's rarity. The Department also recommends storage of reagents classed as DG above the PMF level as recommended by the EPA and a Flood Management Plan (FMP) to manage safety in flood events. To minimise downstream impacts from hazardous soils, the FMP should include emergency actions, such as ceasing waste deliveries and operations and removing hazardous</li> </ul>

Issue	Consideration
	<p>waste, if a PMF event is predicted.</p> <p>Recommended Conditions</p> <ul style="list-style-type: none"> <li>• ensure the building is constructed of flood compatible building components below the PMF level</li> <li>• store Class 8 DG waste above the PMF</li> <li>• prepare and implement a FMP including actions to be undertaken in a PMF event.</li> </ul>
Impacts from fire	<ul style="list-style-type: none"> <li>• The development would need to comply with Volume One of the National Construction Code (NCC) to ensure the development achieves and maintains acceptable standards of safety from fire and the FRNSW guideline Fire safety in waste facilities and <i>Access for fire brigade vehicles and firefighters</i></li> <li>• FRNSW also recommended conditions, including the preparation of an Emergency Response Plan (EP) and an Emergency Services Information Package (ESIP) in accordance with the relevant guidelines and the preparation of a Fire Safety Study (FSS) prior to construction.</li> <li>• The Department considers the Applicant has demonstrated the design of the facility would appropriately manage fire risks.</li> <li>• The Department's assessment concludes fire safety would be adequately addressed via the design of the facility and recommended conditions.</li> </ul> <p>Recommended Conditions:</p> <ul style="list-style-type: none"> <li>• prepare a FSS in consultation with FRNSW prior to construction</li> <li>• prepare an EP and an ESIP.</li> </ul>

