

14 April 2025

Sam Burns
Environmental Assessment Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square
PARRAMATTA NSW 2124

Attention: Mr Burns

Interim Town Planning Submission

SSD-57830709 – SWS Waste Transfer Station and RRF
136 Hassall Street, Wetherill Park

1. Introduction

This submission has been prepared by Knight Frank Town Planning on behalf of George Weston Foods (GWF) and Mauri Australia Pty Ltd (Mauri) in response to the Department of Planning, Housing and Infrastructure (DPHI) exhibition of a proposed waste transfer station and resource recovery facility at 136 Hassall Street, Wetherill Park.

We have been granted leave to provide our submission past the closure of the exhibition period on 14th April 2025. As requested by DPHI this interim submission has been prepared to detail at a high level the key objections to the proposed development with the intent to submit our full submission by 18th April 2025.

George Weston Foods (GWF) is one of Australia and New Zealand's largest food manufacturers, employing 6,000 people across 40 sites. Its product range is diverse, including Tip Top, Abbotts Village Bakery, Yumi's, and more.

GWF is the landowner of 74-76 Redfern Street, Wetherill Park, which is currently utilised as a dry blending facility operated by Mauri. Their operation involves materials and finished product comprising bakers and specialised application flours, grains, bread and cake pre-mixes, bread improvers and bread softeners.

Mauri has a significant share of the market for baking ingredients supplying large companies throughout Australia. A large proportion of those ingredients are produced at this site making it a key facility both for GWF & Mauri and more broadly as part of the food manufacturing supply chain. The facility is subject to inspection by the NSW Food Authority which classifies our facility and food manufacturing as Priority 1, representing the highest food safety risk under the priority classification system.

There are significant concerns with the introduction of a waste transfer station and resource recovery centre on our boundary and the challenge it presents in maintaining the integrity of food manufacturing on our site and its own regulatory requirements. The following submission sets out our key objections to the proposed development.

2. Interim Response to Exhibition

The following is a high-level summary of the key concerns for the project and its impact on our client's site and food manufacturing facility:

- **Land Use Conflicts.** That the introduction of the waste transfer station and resource recovery facility will result in significant adverse impacts on our clients food manufacturing business. The mitigation measures proposed do not adequately address the impacts including, but not limited to, biosecurity such as the introduction of birds, vermin and insects. That the inclusion of the use on our client's boundary will impact on the ability to maintain the integrity of the facility with respect to food safety.
- **Use of Endeavour Energy Easement.** The documentation is not clear with respect to the use of the southern portion of the site which coincides with an Endeavour Energy easement. The use of this part of the site is a critical consideration given it is physically closest to our client's land and is uncontrolled. The architectural plans prepared by GHD Design suggest a vehicular access to the rear of the site and within the easement (circa 5m wide and with 1:6 grade) which suggests it will be used in some manner. We request clarification on the intended use of this part of the site and that the design of the development ensures that it is not used as part of the operation of the facility.
- **Odour Impacts.** The impact of the proposed development on the food manufacturing facility which is sensitive to odour impacts. The analysis undertaken within the EIS and supporting Air quality and odour impact assessment has not considered the specific and sensitive nature of food manufacturing on site for which we share a property boundary and is critical with respect to consideration of odour impacts and mitigation measures.
- **Traffic.** There are known existing issues with the local road network as experienced by the operators of the site. This is particularly so with respect to the operation of the Hassall St / Widemere St intersection. We consider that the proposed development along with other substantial developments within the precinct will only worsen its performance and therefore the impacts on existing businesses. We question the ability of the site to cater for the scale of the development in this context.
- **Insufficient documentation.** The level of documentation and detail provided at the SSDA stage is insufficient to consider the impacts of the proposal and adequacy of the proposed mitigation measures. By way of example, the EIS details that an operational environmental management plan and biosecurity management plan is to be prepared with respect to the operational phase of the development. However even draft documents have not been provided at this stage. Furthermore the level of detail provided in the architectural plans is insufficient for a complete assessment in some respects.
- **Clarifications.** There are clarifications that are sought with respect to operational measures and design to have a complete understanding of the proposed use and its impacts.

Should you have any further questions, please do not hesitate to contact the undersigned.

Yours sincerely,



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