

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

23 January 2017

Dear Ms McNally

**Determination of the State Significant Development
Lucas Heights Resource Recovery Park Project (SSD-6835)**

I refer to the Department's letter received 9 January 2017 referring the above State Significant Development to the Planning Assessment Commission (Commission) for determination under Ministerial delegation of 14 September 2011. I constituted the Commission to determine the application.

SITA Australia Pty Ltd and Sutherland Shire Council (Applicant) seeks to increase the processing capacity of the landfill from 575,000 to 850,000 tonnes of waste per year and extend the life of the landfill by 13 years (from 2024 to 2037). Consequently, the project will accommodate a total of 8.3 million tonnes of waste at the end of its life and increase its final landform by 8 metres. The application includes:

- constructing and operating a new resource recovery facility to process 200,000 tonnes of waste per year with associated ancillary works;
- relocating and expanding the garden organics facility and increasing its processing capacity from 55,000 to 80,000 tonnes per year; and
- rehabilitating the site following closure of the landfill in 2037 and transferring the site to Council for use as public parkland.

I have considered carefully the Department's environmental assessment report, all of the information provided by the Applicant, recommendations from government agencies, submissions from the public and the matters of consideration under section 79C of the *Environmental Planning and Assessment Act 1979*.

The key matters for this development application include odour and dust management, greenhouse emissions, leachate management, surface water and groundwater impacts, final landform rehabilitation and final land use, visual amenity and biodiversity. I have reviewed the Department's assessment of these matters and I am satisfied with its recommendations, which include:

- the site will be required to operate in accordance with standards recommended by the Environmental Protection Authority's (EPA) to control and manage odour emissions;
- dust generation will not extend beyond the project and will be managed through standard control measures, including the installation of a weather monitoring station onsite;
- the Applicant is required to regularly test the effectiveness of the existing gas collection system and minimise gas emission from the site;
- the Applicant is required to suitably manage leachate from the site and ensure potential off site impacts are minimised on surface water and groundwater resources;

- impacts on Mill Creek and ground water resources would be appropriately minimised and protected through implementation of the recommended conditions, including the provision of additional groundwater monitoring wells;
- the dedication of the land to Council for public recreation use at no cost subsequent to the closure of the landfill;
- the Applicant is required to finish screen planting by 2025 to establish suitable visual screening prior to landfill closure; and
- implementation of a biodiversity offset strategy in accordance with the Framework for Biodiversity Assessments 2014 prior to construction of the Garden Organics and Advance Resource Recovery Technology facilities. In addition, the Applicant is required to secure the biodiversity offsets to the satisfaction of the Office of Environment and Heritage and the Secretary.

I have also considered at the Applicant's request, and accepted to contemporise Condition B14 which relates to the submission of plans or programs, Condition C5(b) which relates to the area of prepared surface to be stripped back, and Condition C41 which relates to the timing of visual screening.

Consequently, I have determined to grant consent to the development application subject to the Departments recommended conditions as amended.



Joe Woodward PSM

Member of the Commission (Chair)

cc. The Hon. Rob Stokes, MP
Minister for Planning
GPO Box 5341
SYDNEY NSW 2001