



Meeting Notes – Eden Estates

Meeting:	Meeting to discuss for the State-led rezoning proposal for Eden Estates	Date:	20 October 2025
Location:	Teams meeting	Time:	2.30pm-3pm
Present:	• Karen Lettice (KL) – Manager, State Rezoning • Asini Rajapakse – Senior Planning Officer, State Rezoning • Eesha Bajaj - Senior Planning Officer, State Rezoning • s74 – A/Unit Head, SPU EPA • s74 – A/Senior Assessment Officer, SPU EPA		

Background:

Pre-Exhibition proposal information available here: <https://www.planningportal.nsw.gov.au/ppr/pre-exhibition/eden-estates-wallsend>

Notes from the meeting:

- KL provided an overview on the previous planning proposal history and advised it is DPHI's intention to exhibit the rezoning proposal soon.
- KL acknowledged that DPHI had reviewed EPA's letter to City of Newcastle Council of February 2025 and were aware of the recommendations made. KL advised that the proposal is largely the same as was previously proposed, so the reports submitted previously are still relevant.
- KL asked for EPA considerations of the additional work undertaken by the landowner relating to ground gas assessment.
- s74 advised that, at this stage, only a SAQP (sampling) plan has been developed, so no assessment of ground gas has been undertaken to date. s74 noted that the site auditor appointed has assessed the SAQP and deemed it to be appropriate.
- KL advised that DPHI did not have any details of when the ground gas assessment would be undertaken but would keep the EPA informed when they know more.
- KL sought clarification about the 1000m buffer zone EPA recommended in the February 2025 correspondence.
- s74 advised that EPA's recommended buffer relates to all the potential issues that may come from citing sensitive receivers near a large putrescible landfill – gas, noise, odour issues all need to be understood. Assessments may allow for development to occur closer to the landfill if modelling shows there will be no issues, or it may suggest that 1000m is too close.
- s74 advised that EPA are aware that the Organics Processing Facility has been approved but not yet developed.
- KL asked whether assessments and modelling should be based on what is there currently or what might be present in the future.
- s74 advised that assessments need to consider the worst case scenario, and take into account all approved future developments at the landfill as well as understanding where new waste cells will be located. Consideration of noise, odour etc will need to take place at the closest potential sensitive receiver.
- s74 stated that EPA were aware of other work that DPHI were doing that was due for exhibition soon around regionally significant infrastructure. s74 advised that EPA had provided advice to DPHI that Summerhill landfill was regionally significant. s74 asked if the Eden Estates development would take this DPHI work into account?

- KL advised that her team had not yet engaged with the work around regionally significant infrastructure but would discuss with the DPHI team managing this.
- KL stated that the landowner is very keen to develop the area closest to the landfill as this is the most “developable” land at present, based on past use and accessibility. This has been proposed for an employment zone. KL said DPHI were interested to hear views of the different agencies on what uses may be beneficial to place there, considering possible constraints.
- s⁷⁴ advised that workers in an employment zone would also be considered sensitive receivers. Any use of the land would also need to consider possible impacts on future residents – for example, if warehousing were placed there, truck noise etc may cause issues for residents. These things all need to be considered.
- KL asked if there were any other things DPHI may have missed or they should consider for the proposal.
- s⁷⁴ advised that the EPA had just recently released the draft update to the Landfill Guidelines, which includes a section on development near to landfills. s⁷⁴ stated this section is relevant to the proposal as it outlines considerations as well as outlining the 1000m buffer recommendation.
- s⁷⁴ also advised that there are maps of the proposed buffer zone contained in two separate reports that show the 1000m differently. The “Waste Facility Buffer over Concept Plan” map shows 1000m closer to the landfill than the ground gas SAQP. DPHI may wish to consider ensuring any maps containing a proposed buffer zone are consistent in exhibited documents.
- KL agreed to keep EPA updated on the proposal and stated DPHI’s desire to have all agencies satisfied with the proposal before it is exhibited.
- s⁷⁴ advised that the EPA are happy to assist DPHI with the matter.

ALL – The meeting ended at approximately 3pm.

END