

## SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Campbelltown City Council on Thursday 14 August 2014 at 11.00 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell and Paul Hawker

Apologies: Paul Lake - Declarations of Interest: None

### Determination and Statement of Reasons

**2013SYW115 – Campbelltown, 2325/2013/DA-I, Fit out and use of an existing industrial building to generate electricity, 15 Hunstmore Road, Minto**

**Date of determination:** 14 August 2014

**Decision:**

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

**Panel consideration:**

The panel considered: in Schedule 1, the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.


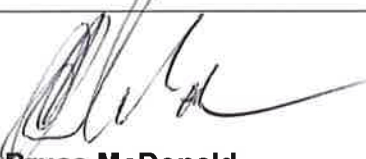


**Reasons for the panel decision:**

The facility is in the public interest in that it will generate further power supplies particularly in peak periods when most needed; it will be able to operate without adverse environmental impacts particularly in relation to exhaust emissions; the operation is conducted in a manner that will render it safe in relation to fire; there will be no impact from or by its proximity to the railway line; the site is located in industrial area which will render impact on nearby residences insignificant and is adjacent to appropriate electrical distribution infrastructure. Thereby, the panel considers that the development will not impact on natural or built environments and is a suitable use of the industrial lands.

**Conditions:** The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting. These amendments are as follows:

- Delete the note at the bottom of Condition 15 "Note: This condition is only applicable where the total development value exceeds \$100,000.
- Add "Used oils shall be removed from the facility by a suitably qualified contractor immediately upon completion of servicing" to Condition 7.
- Change the first part of Condition 11 from "Prior to works commencing for the installation of equipment associated with the development, the applicant shall submit a report for council's reference" to "Prior to works commencing for the installation of equipment associated with the development, the applicant shall submit a report for the approval of Council's Manager of Development Services"

**Panel members:**

 <b>Mary-Lynne Taylor (Chair)</b>	 <b>Bruce McDonald</b>	 <b>Paul Mitchell</b>
 <b>Paul Hawker</b>		

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### SCHEDULE 1

1	<b>JRPP Reference</b> – 2013SYW115, LGA – Campbelltown City Council, DA 2325/2013/DA-I
2	<b>Proposed development:</b> Fit out and use of an existing industrial building to generate electricity.
3	<b>Street address:</b> 15 Huntsmore Road, Minto
4	<b>Applicant/Owner:</b> Nova Power Pty Ltd
5	<b>Type of Regional development:</b> Private electricity generating works with a value of more than \$5 million(EP&A Act 1979) Schedule 4A(6))
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act 1979 (the Act)</li> <li>○ Protection of the Environment Operations Act 1997 (the POEO Act)</li> <li>○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment</li> <li>○ Campbelltown (Urban Area) Local Environmental Plan 2002</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Campbelltown (Sustainable City) Development Control Plan</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Act Regulation 2000</li> </ul> </li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Received: 30 July 2014 Locality Plan, Site Plan, Elevations and Generator detail. Written submissions: 1 submission received requesting JRPP not to approve the application. Verbal submissions at the panel meeting: Against- Jeff Lawrence On behalf of applicant: Joseph Rewald
8	<b>Meetings and site inspections by the panel:</b> Final Briefing meeting on 14 August and site inspection on 14 August 2014.
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to council assessment report