

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Wednesday 19 November 2014 at 10:15 am

Panel Members: John Roseth (chair), David Furlong, Stuart McDonald, Victor Macri and Rosana Tyler

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2014SYE086 – Marrickville - DA201400196 [at Swamp Road (20 Canal Road) St Peters] as described in Schedule 1.

Date of determination: 19 November 2014

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:






The panel considered: 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:

1. The application complies with the Commonwealth, State and local government legislation that applies to the proposal.
2. The impacts of the proposal are acceptable.
3. The proposal has considerable economic benefits.

Conditions: The development application was approved subject to the conditions attached to the Council Assessment Report.

Panel members:

 John Roseth (chair)	 David Furlong	 Stuart McDonald
 Victor Macri	 Rosana Tyler	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYE086 – Marrickville - DA201400196
2	Proposed development: To construct and operate a grain storage and container packing (GSCP) facility comprising 9 silos with a total storage capacity of approximately 5,158 tonnes, bucket elevators, rail hopper, conveyor belt system and onsite office at the existing Maritime Container Services (MCS) Cooks River Container Terminal site.
3	Street address: Swamp Road (20 Canal Road) St Peters
4	Applicant/Owner: Maritime Container Services (MCS) Pty Ltd / Port Botany Lessor Pty Ltd (NSW Treasury)
5	Type of Regional development: Private infrastructure with a Capital Investment Value of more than \$5 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Airports Act 1996; • Environment Protection and Biodiversity Conservation Act 1999 • Water Management Act 2000; • Heritage Act 1977; • Environmental Planning and Assessment Act 1979; • Contaminated Land Management Act 1997; • Environmental Planning and Assessment Regulation 2000; • Civil Aviation (Buildings Control) Regulations Statutory Rules 1988; • Airports (Protection of Airspace) Regulations 1996; • State Environmental Planning Policy 33 Hazardous and Offensive Development 1992; • State Environmental Planning Policy 55 Remediation of Land 1998; • State Environmental Planning Policy (Infrastructure) 2007; • State Environmental Planning Policy (State and Regional Development) 2011; • Hazardous Industry Planning Advisory Paper 1: Industry Emergency Planning; • Hazardous Industry Planning Advisory Paper 2: Fire Safety Study; • Hazardous Industry Planning Advisory Paper 4: Risk Criteria Land Use Safety Planning; • Hazardous Industry Planning Advisory Paper 6: Guidelines for Hazard Analysis; • Hazardous Industry Planning Advisory Paper 7: Construction Safety Studies; • Hazardous Industry Planning Advisory Paper 8: HAZOP Guidelines; • Hazardous Industry Planning Advisory Paper 9: Safety Management System; • Hazardous Industry Planning Advisory Paper 12: Hazard Related Conditions of Consent; • Marrickville Local Environmental Plan 2011; • Marrickville Development Control Plan 2011; and • Marrickville Section 94/94A Contributions Plan 2014. The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 5 November 2014 Written submissions during public exhibition: one (1) Verbal submissions at the panel meeting: On behalf of the applicant- Steven Hartas
8	Meetings and site inspections by the panel: Briefing Meeting on 19 August 2014
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report