

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Fairfield City Council** on **Thursday 23 October 2014 at 11.30 am**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Mick Raby and Cr George Barcha

Apology: Nil **Declarations of Interest:** Nil

Determination and Statement of Reasons

2014SYW008 – DA 876.1/2013 – Fairfield, Use of the premises for the purpose of a E-Waste recycling facility (process 5,000 tonnes per annum) including the refurbishment of computers and storage of batteries, Lot 3 DP 203077, No. 73 Victoria Street, Smithfield.

Date of determination: 23 October 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:


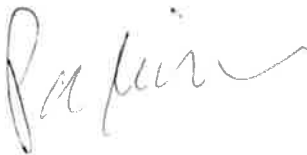



The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The development is consistent with the industrial lands context in which it is placed and subject to the conditions imposed will have no significant effect on residential amenity in the broader locality in which it is located.
2. The development when conducted subject to the conditions imposed will have acceptable impact on the built and natural environments.
3. The use which is directed to the re-use and recycling of waste materials is considered to have sustainability benefits.
4. In consideration of conclusions 1-4 above the Panel considers the proposal is an appropriate use of the site and is in the public interest.

Conditions: The development application was approved subject to the conditions in Appendix A of the Council Assessment Report with amendments to conditions 2, 8, 11, 14 and 22.

Panel members:

		
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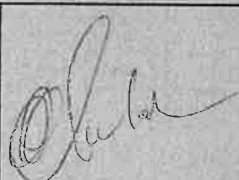


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SCHEDULE 1	
1	JRPP Reference – 2014SYW008, LGA – Fairfield City Council, DA 876.1/2013
2	Proposed development: Use of the premises for the purpose of a E-Waste recycling facility (process 5,000 tonnes per annum) including the refurbishment of computers and storage of batteries, Lot 3 DP 203077, No. 73 Victoria Street, Smithfield.
3	Street address: Lot 3 DP 203077, No. 73 Victoria Street, Smithfield.
4	Applicant/Owner: John Burke – MRI (Aust) Pty Limited/Bunnings Properties Pty Limited
5	Type of Regional development: Clause 8 Particular designated development, Subclause (c) waste management facility
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Fairfield Local Environmental Plan 2013 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy No. 33 Hazardous and Offensive Development ○ Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment ○ State Environmental Planning Policy No. 59 – Central Western Sydney Regional Open Space and Residential (SEPP No. 59) • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Fairfield City Wide Development Control Plan 2006 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Act Regulation 2000 • 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, site and architectural plans, environmental impact statement and addendum, environmental management plan, parking and access management report, general terms of approval from EPA and draft conditions of consent. Verbal submissions at the panel meeting: Nil Support - <ul style="list-style-type: none"> • Brent Winning • John Burke • Ray Hayes
8	Meetings and site inspections by the panel: 6 February 2014 - briefing meeting, 23 October 2014 - site inspection and final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report