

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Electronic Meeting

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell, Ross Fowler Glenn McCarthy

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2015SYW006 – Penrith – DA14/1596 [22 Christie Street, Penrith] as described in Schedule 1.

Date of determination: 31 July 2015

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:

- The proposal adequately complies with the relevant State Environmental Planning Policies and the provisions of the relevant LEP and Council DCP.
- The Panel notes that the proposal has received General Terms of Approval from the EPA and considers that the proposed development will generate no unacceptable impacts on the natural or built environments including air or water quality, noise generation or on the operation of the local road network.
- The proposed development is a suitable use of the site.

Conditions: The application is approved as recommended in Council's assessment report subject to the conditions recommended.

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Paul Mitchell
Approved by email Cr Ross Fowler	Approved by email Glenn McCarthy	

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SCHEDULE 1

1	2015SYW006 – Penrith – DA14/1596
2	Proposed development: Alterations and Additions to an Approved Waste Management Facility including the Processing of Mercury Waste (Designated Development)
3	Street address: 22 Christie Street, Penrith
4	Applicant/Owner: Vince Hardy
5	Type of Regional development: Designated Development – Waste Facility
6	Relevant mandatory considerations: <ul style="list-style-type: none"> • Sydney Regional Environmental Plan No 20 – Hawkesbury/Nepean River catchment • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 33 – Hazardous and Offensive Development • Penrith Local Environmental Plan 2010 • Penrith Development Control Plan 2010 • 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 Environmental Planning Assessment Act 1979 or Environmental Planning Assessment Regulation 2000. • The public interest.
7	Material considered by the panel: <p>At the meeting on 21 May 2015 the Panel deferred the consideration of this matter as both the Council's consultant planner and the Applicant's advisor were not available to attend the meeting and answer questions. As a result the Panel requires to be advised on the following matters:</p> <ol style="list-style-type: none"> 1. The concentration of any external emission of mercury generated from works in the building where mercury is being processed; 2. Confirmation that the General Terms of Approval from the EPA at clauses 01.2 and 01.3 can be accommodated within the proposed building; 3. Provision of details relating to the sludge management process; 4. Concerns expressed by the Panel members about the safety of ingress and egress and in particular the necessity for the condition restricting left in and left out traffic movements; 5. Response to the Panel member's concerns at the provision of a condition restricting operating hours; 6. Further clarification about the transfer of mercury affected material. <p>Original Council Assessment Report Dated 6 May 2015, Written submissions during public exhibition. Council addendum report.</p>
8	Meetings and site inspections by the panel: Briefing: 19 March 2015; Site Inspection: 21 May 2015; Final Briefing: 21 May 2015; Determination Meeting: 21 May 2015 Electronic Determination: 31 July 2015
9	Council recommendation: Approved with conditions
10	Draft conditions: Provided in Council Assessment Report