

DATE OF DETERMINATION	5 March 2018
PANEL MEMBERS	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Frank Carbone and Ninos Khoshaba
APOLOGY	Nil
DECLARATIONS OF INTEREST	Nil

Public meeting held at Fairfield City Council on Monday 5 March 2018 opened at 12.55 pm and closed at 1.05 pm.

MATTER DETERMINED

2016SSW003 - LGA – Fairfield– DA786.1/2016, Lot 3 DP 262054, No. 88 Redfern Street, Wetherill Park (AS DESCRIBED IN SCHEDULE 1).

PANEL CONSIDERATION AND DECISION

The Panel considered the matters listed at item 6, the material listed at item 7, and the matters observed at the site inspection listed at item 8 in Schedule 1.

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*. The decision was unanimous.

REASONS FOR THE DECISION

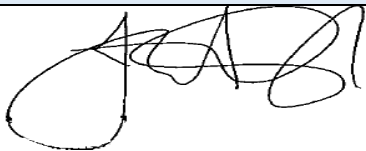
1. The proposed development will provide specialist waste management and resource recovery facilities to the Sydney City West District adding to those now available on the site.
2. The proposed development adequately satisfies the relevant State legislation and State Environmental Planning Policies, SEPP 33 –Hazardous and Offensive Development, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land and Greater Metropolitan REP No2 Georges River Catchment.
3. The proposal has been assessed by the Council assessing staff to meet the general terms of approval issued by the EPA, and Condition 41 will further ensure compliance.
4. The proposal adequately satisfies the applicable provisions and objectives of Fairfield LEP 2013 and Fairfield City-Wide DCP 2013
5. The proposed development, subject to the conditions imposed, is not expected to have unacceptable adverse impacts on the natural or built environments including the riparian systems, the operation of the local road system or the amenity of the locality due to noise or odour emissions. In this regard it is noted that the conditions imposed include

conditions specifically directed to the regulation of this category of land use required by the NSW Department of Planning and Environment and the General Terms of Approval required by the NSW Environmental Protection Authority.

6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
	
Justin Doyle	Nicole Gurran
	
Bruce McDonald	Frank Carbone
	
Ninos Khoshaba	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SSW003 - LGA – Fairfield– DA786.1/2016
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing waste transfer station used to consolidate waste paper and cardboard and modifications to the operation of the facility to include the recycling of plastic film products and process up to 75,000 tonnes of waste per year including reconfiguration of on-site car parking, construction of retaining walls and filling at the rear of the site.
3	STREET ADDRESS	Lot 3 DP 262054, No. 88 Redfern Street, Wetherill Park
4	APPLICANT/OWNER	Grima Environmental Services Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated Development Waste Facility
6	RELEVANT MANDATORY CONSIDERATIONS	- Environmental planning instruments: - State Environmental Planning Policy (Infrastructure) 2007

		• State Environmental Planning Policy No. 33 hazardous and Offensive Development • State Environmental Planning Policy No. 55 – Remediation of Land • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Fairfield Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: • Fairfield City Wide Development Control Plan (DCP) 2013 • Section 94 Community Facilities Plan Planning agreements: Nil • <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report with recommended conditions, Site and architectural plans, environmental impact statement, traffic management plan. Operational plan of management, NSW environment protection authority – general terms of approval. • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: ○ Support – Nil ○ Object – Nil ○ On behalf of the applicant – Nil ○ On behalf of the council – Sunnee Cullen and Hayley Tasdarian
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	• Site inspection – 5 March 2018 • Final briefing meeting to discuss Council’s recommendation – 5 March 2018. • Determination meeting – 5 March 2018 Attendees: ○ <u>Panel members</u>: Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Frank Carbone and Ninos Khoshaba ○ <u>Council assessment staff</u>: Hayley Tasdarian and Sunnee Cullen

9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Included with Council Assessment Report