

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	28 April 2017
PANEL MEMBERS	Sean O'Toole (Chair), Mary-Lynne Taylor, Paul Mitchell and Glenn McCarthy
APOLOGIES	Ben Price
DECLARATIONS OF INTEREST	None

Electronic meeting held between 18 April 2017 and 28 April 2017

MATTER DETERMINED

2016SWT002 – Penrith – DA16/1202 AT 4/15 Lee Holm Road ST MARYS (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 material presented at meetings and the matters observed at site inspections 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.

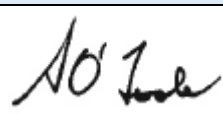
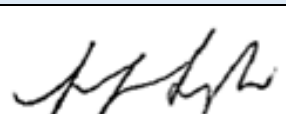


REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development is in accordance with the relevant provisions of the environmental planning instruments applicable to the site. The Panel notes that SEPP (Infrastructure) 2007 allows this use and prevails over the provisions of the Penrith LEP 2010.
2. The Panel notes that the proposed development is considered satisfactory by the relevant authorities and that it was advertised in accordance with the Environmental Planning & Assessment Act 1979 and no written objections were received.
3. Subject to the recommended conditions, the proposed development is unlikely to have an adverse impact on the surrounding environment
4. The proposed development is an appropriate use of the site
5. The proposal will increase the efficiency of oil recovery and provide clean water suitable for recycling. As such, the proposal is considered to be in the public interest.

CONDITIONS

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

PANEL MEMBERS	
 Sean O'Toole (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 Glenn McCarthy

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SWT002 – Penrith – DA16/1202
2	PROPOSED DEVELOPMENT	Occupation of unit 4 as a waste management facility – oily water treatment plant
3	STREET ADDRESS	4/15 Lee Holm Road ST MARYS
4	APPLICANT/OWNER	Brandster Services Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environment Planning Policy (Infrastructure) 2007 • Sydney Regional Environmental Plan No 20 – Hawkesbury/Nepean River • Penrith Local Environmental Plan 2010 • Penrith Development Control 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 <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	<ul style="list-style-type: none"> • Council assessment report: 18 April 2017 • Written submissions during public exhibition: nil
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site visit and briefing meeting on 22 February 2017 (Sean O’Toole, Paul Mitchell, Ben Price and Glenn McCarthy)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report