

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2016SYW198
<b>DA Number</b>	572.1/2016
<b>LGA</b>	Fairfield
<b>Proposed Development</b>	Demolition of existing factory, warehouse and office buildings and the erection of a high rack warehouse building that will be used for the storage of paper rolls and the warehousing and distribution of paper products. An additional smaller warehouse and a small mezzanine office space are also proposed.
<b>Street Address</b>	Nos.58-62 Redfern Street, Wetherill Park
<b>Applicant/Owner</b>	Brandon Ly / ANZ Tissue Products Pty. Ltd.
<b>Date of DA lodgement</b>	8th September 2016
<b>Number of Submissions</b>	Nil
<b>Recommendation</b>	Approval subject to conditions
<b>Regional Development Criteria (Schedule 4A of the EP&amp;A Act)</b>	The proposal has been referred to the Regional Planning Panel because the proposed development has a capital investment value of more than \$20 million.
<b>List of all relevant s79C(1)(a) matters</b>	<ul style="list-style-type: none"> <li>• State Environmental Planning Policy No 55 (Remediation of Land)</li> <li>• Fairfield Local Environmental Plan 2013 (FLEP)</li> <li>• Fairfield City Wide DCP, 2013: Chapter 9 - Industrial Development, and Chapter 12 Car Parking</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Development Plans</li> <li>• Statement of Environmental Effects</li> <li>• Stage 2 Environmental Site Assessment</li> <li>• Hazardous Building Materials Assessment</li> <li>• Expert Advice re bunding to contain contaminated firefighting water</li> <li>• Visual Impact Assessment (Envisage Consulting Pty. Ltd.)</li> </ul>
<b>Report prepared by</b>	Karl Berzins
<b>Report date</b>	24 <sup>th</sup> August 2017

### Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report?

**Yes / No**

### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

**Yes / No / Not Applicable**

*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP*

### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

**Yes / No / Not Applicable**

### Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)?

**Yes / No / Not Applicable**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

### Conditions

Have draft conditions been provided to the applicant for comment?

**Yes / No**

*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*