

DATE OF DETERMINATION	6 September 2017
PANEL MEMBERS	Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, Richard Thorp, David Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Public meeting held at Rydalmere Operations Centre on 6 September 2017, opened at 3:05 PM and closed at 4:15 PM.

MATTER DETERMINED

2017SWC090 – City of Parramatta – DA 1069/2016 AT Lot 21 DP 817742, 1A Unwin Street, Rosehill (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 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

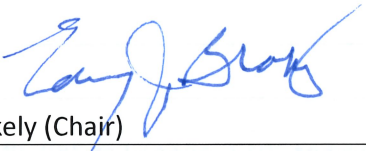

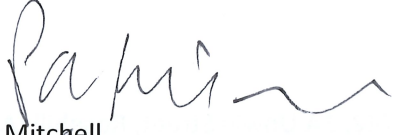

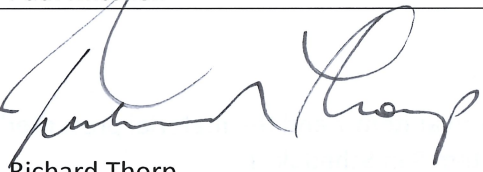
The Panel determines the application by granting approval for the following reasons:

1. The development is compatible with and will support the adjoining asphalt plant, and will encourage reuse of valuable materials that would otherwise enter the waste stream.
2. The development is a suitable use in the IN3 Heavy Industrial Zone.
3. The development is appropriately located and designed and will have no material adverse effects in the built or natural environments, including the local road network.
4. The Panel notes that the site is flood prone and considers that appropriate means have been incorporated into the design of the proposal to effectively mitigate the attendant risks and impacts

CONDITIONS

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

1. Delete Condition 11.
2. Spelling error – Condition 12 – ‘crossings’.
3. Delete condition 15.
4. Condition 53 – change “residential” to “industrial”
5. Condition 58 – Add the words “located on the reserve/Council land.”
6. Addition of the following words after Condition 60 – ‘or otherwise separated from floodwaters up to the specified 1% of the AEP level’.

PANEL MEMBERS	
 Edward Blakely (Chair)	 Mary-Lynne Taylor
 Paul Mitchell	 David Ryan
 Richard Thorp	

SCHEDULE 1

1	PANEL REF – LGA – DA NO.	2017SWC090 – City of Parramatta – DA 1069/2016
2	PROPOSED DEVELOPMENT	Construct and operate a resource recovery plant located within an enclosed shed for the treatment of road sweepings and gully waste.
3	STREET ADDRESS	Lot 21 DP 817742, 1A Unwin Street, Rosehill
4	APPLICANT/OWNER	Downer EDI Works Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ◦ State Environmental Planning Policy No. 55 ◦ State Environmental Planning Policy (State and Regional Development) 2011 ◦ State Environmental Planning Policy (Sydney Harbour Catchment) 2005 ◦ Infrastructure SEPP (ISEPP) ◦ Parramatta Local Environmental Plan 2011 • Draft environmental planning instruments: Nil • Parramatta S94A Contributions Plan • Water Management Act 2000 • Protection of the Environment Operations Act 1997 • Development control plans: <ul style="list-style-type: none"> ◦ Parramatta Development Control Plan 2011 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil • Coastal zone management plan: 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	<ul style="list-style-type: none"> • Council assessment report: 28 August 2017 • Written submissions during public exhibition: 0 • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ◦ Support – Nil ◦ Object – Nil ◦ On behalf of the applicant – Keith Allilomou (Projects/Engineering Manager – Downer); Darren Green (Associate – Element Environment)
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Final briefing meeting to discuss council's recommendation, 6 September 2017, 2:20 PM. Attendees: <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Edward Blakely (Chair), Mary-Lynne Taylor, Paul Mitchell, David Ryan, Richard Thorp ◦ <u>Council assessment staff</u>: Dennis Fernandez, Myfanwy McNally, Liam Frayne, Mark Leotta
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report