

COUNCIL ASSESSMENT REPORT

Panel Reference	2017SWT017
DA Number	DA17/1063
LGA	Penrith
Proposed Development	Expansion of an existing tyre recycling facility
Street Address	81-85 Christie Street, St Marys
Applicant/Owner	Applicant: Tyrecycle Pty Ltd C/o Damien Wigley of Equilibrium Owner: Ostaday Pty Ltd
Date of DA lodgement	27 October 2017
Number of Submissions	Nil
Recommendation	Approval
Regional Development Criteria (Schedule 4A of the EP&A Act)	Designated Development
List of all relevant s79C(1)(a) matters	<ul style="list-style-type: none"> • Parking, access and traffic generation • Stormwater management • Stockpile management • Outdoor tyre storage and fire safety • Likely impacts including leaching and wind dispersal
List all documents submitted with this report for the Panel's consideration	Appendix 1 - NSW Stock Management Plan - Traffic Management Plan - Existing Stormwater Management Plan Appendix 2 - Roads and Maritime Services Referral Comments (dated 13 April 2018) Appendix 3 - NSW Environment Protection Authority General Terms of Approval (dated 15 January 2018)
Report prepared by	Gannon Cuneo
Report date	15 May 2018

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

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**
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? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **No**
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**
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