

Report to Sydney Central City Planning Panel

SCCPP reference	PPSSCC- 655
DA No.	DA/94/2025
Date of receipt	26 February 2025
Proposal	Change of use from a depot to a waste or resource transfer station and associated alterations for the purposes of operating as a Community Recycling Centre. Includes installation of business identification signage, fit out of existing warehouse and the erection of a structure for a tool library and repair workshop. The proposal is designated development under Schedule 3 of the Environmental Planning and Assessment Regulation 2021. The application is to be determined by the Sydney Central City Planning Panel.
Street address	89 Fennell Street North Parramatta
Property Description	Lot 417 DP 1167391
Applicant	City of Parramatta Council
Owner	City of Parramatta Council
Submissions	3 submissions
Recommendation	Approval, subject to conditions
Regional Development Criteria	The development constitutes regionally significant development pursuant to Schedule 6 Section 7(1)(c) of the State Environmental Planning Policy (Planning Systems), as it designated development under Schedule 3, Section 45 of the Environmental Planning and Assessment Regulations 2021.
List of All Relevant s4.15(1)(a) Matters	• Environmental Planning and Assessment Act and Regulations 2021 • Protection of the Environment Operations Act 1997 • SEPP (Planning Systems) 2021 • SEPP (Transport and Infrastructure) 2021 • SEPP (Resilience and Hazards) 2021 • SEPP (Industry and Employment) 2021 • Parramatta Local Environmental Plan 2023 • Parramatta Development Control Plan 2023
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Architectural Plans
Report prepared by	Krystal Narbey, GAT & Associates on behalf of City of Parramatta Council
Report Date	16 July 2025

Summary of Sec 4.15 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?
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP. **Yes**

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? **N/A**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (Sec 7.24)? **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.

1. Executive Summary

The subject development application was lodged on 26 February 2025 for the change of use of an existing industrial building from a *depot* to a *waste or resource transfer station*, with associated alterations for the purposes of operating as a Community Recycling Centre (CRC) at 89 Fennell Street, North Parramatta. The proposal includes the fit out of the existing warehouse, the erection of ancillary structures for a community tool library and repair workshop, and the installation of additional business identification signage.

This application has been independently assessed by planning consultancy GAT and Associates, as the site is owned by City of Parramatta Council.

The proposed development is for a drop-off centre for common household ‘problem’ waste that cannot be collected via Council kerbside waste and recycling collection services. Residents will be able to drop off specific types of waste at the CRC year-round, free of charge. The CRC is for residential waste only and commercial/ business waste will not be accepted at the site. The CRC aims to reduce waste and encourage recycling by providing greater access to recycling facilities and ancillary educational facilities, to support Parramatta City Council’s *Environmental Sustainability Strategy 2024-2033* target of “85% diversion rate for community waste by 2038.”

The site is suitable for the proposed use due to its location, topography and accessibility. The surrounding locality comprises similar warehouse developments and light industrial uses, and Doyle Park opposite to the site. The topography of the site is flat and hardstand with dual frontages to Grose and Fennell Streets.

The proposal is designated development under Schedule 3 of the Environmental Planning and Assessment Regulation 2021, as the development is for the purposes of a waste management facility or works on a floodplain. It is considered that the proposal has addressed concerns raised by Council’s Catchment Engineer and has been designed to manage storage of waste and ensures the safety of staff and visitors in the event of a flood.

This application has been assessed against the provisions of Section 4.15 of the Environmental Planning and Assessment Act 1979. Having regard to these provisions, the application has been found to be satisfactory. The proposal has been found to satisfy the relevant State Environmental Planning Policies and the relevant provisions of Parramatta Local Environmental Plan 2023 and Parramatta Development Control Plan 2023.

It is considered that the overall social and economic impacts of the proposed development would be positive, and that potential impacts on the natural and built environments will be mitigated through design measures and the imposition of specific conditions of consent.

This report recommends that the Panel approve the application, subject to the recommended conditions of consent.

2. Key Issues

Key Issue	Response
Flooding	The site is located upon a floodplain, and exposed to overland flooding. The application includes a Flood Impact Assessment, and Flood Emergency Response Plan which has satisfactorily responded to potential flood risk on the site as follows: - Tool sheds building to be constructed on elevated piers; - Internal storage of waste to be protected from flood waters, including flood bollard and elevated platforms (refer below); - Installation of signage for assembly points and excavation routes and shelter in place; and - Flood emergency kits.
Storage and Management of Waste	Resulting from the flood planning requirements for the site, the storage of waste was a principal matter of consideration. Elevated platforms above the flood planning level have been provided within the building, with operational procedures in place to ensure specific waste streams are appropriately managed during flood events, and when waste stillages (containers) are full and require collection by the EPA. Additionally, the Preliminary Hazards Analysis has identified and included specific safety data for waste streams; management and storage of dangerous goods, and safety and risk management as required per the NSW EPA Community Recycling Centres Operations and Management Handbook “(CRC) Handbook”, with which the facility is required to operate in accordance with.
Operational Management of Ancillary Structures	Clarification was sought from the proponent during the assessment process in relation to the publicly accessible drop off waste receptacles. The provision of ancillary waste collection and storage areas is contrary to the public safety requirements of the EPA’s CRC Handbook, and inadequate operational management procedures to ensure public safety, staff oversight, and assistance to the public were provided. Clarification was sought by the proponent from EPA in relation to the manner which drop off of certain waste streams were acceptable in this public area. EPA agreed that the pedestrian waste drop-off is suitable on the basis that satisfactory waste receptables, operating procedures and supervision are provided. As such a condition of consent is recommended, requiring an updated Plan of Management providing additional operational detail for the pedestrian waste collection area, including: - Operational procedures for the pedestrian drop off area;

Key Issue	Response
	- Details for the waste streams collected, including provision of suitable receptacles and undercover location for collection of the waste streams; - Security, supervision and support procedures for persons utilising the pedestrian drop-off area (including, but not limited to, procedures for staff oversight, provision of an intercom, and CCTV); and - That staff of the facility are responsible for moving the pedestrian-accessed waste collection wheelie bins out to the designated collection area at the start of each day, and return the bins to inside the building at the end of each day or in a weather event.
Traffic Management and On Street Parking	The proposed development has been found to be acceptable with respect to trip generation, traffic control, management of queueing and loading/unloading, subject to recommended conditions of consent, including the preparation of a Traffic Management Plan (TMP). The proposed facility has space for six (6) queued cars within its boundaries. The Operational Plan of Management has incorporated appropriate operational procedures, including the monitoring of traffic flows and the availability of opening a third vehicle lane (overflow lane, which will be staffed), enabling an additional three (3) cars on the site, to mitigate queueing over the footpath and into Grose Street during peak visitation periods. It is proposed that the facilities TMP be prepared yearly for the first 3 years so that the potential worst case scenario for vehicle queueing (on weekends and post-Christmas) can be managed appropriately over time. The facility is a drive-through facility, with the need for public parking likely to be generated from visitors to the tool library or drop off waste area. The submitted Traffic Engineering Report considers the use of the pedestrian area, generally, as <i>“likely short-stay car parking demand”</i>, noting most activity within the pedestrian area would occur during weekends.

3. Site Context

3.1 The Site

The site is known as 89 Fennell Street, North Parramatta and is legally described as Lot 417 in Deposited Plan 1167391. It is located within an established industrial area, zoned E4 General Industrial under the provisions of the Parramatta LEP 2023 and is approximately 2.7km northeast of the Parramatta Central Business District (CBD). The site is relatively rectangular in shape, having the following site parameters:

- Total Site Area: 2,041m²
- North (Fennell Street frontage): 21.08m
- South (Grose Street frontage): 21.125m
- East (side boundary): 96.765m
- West (side boundary): 96.725m

The site benefits from vehicle access off both Fennell Street and Grose Street, with internal vehicle thoroughfare. The topography of the site is generally flat. The existing site is 100% impermeable, being entirely covered by structures including hardstand concrete areas that facilitate the historical and proposed use of the premises. Refer **Figures 2, 3 and 4** site photos.

Immediately to the north of the site is “Doyle Ground”, being a sports field bounded by vegetated open space and a playground. Surrounding the site to the east, west and south along Grose and Fennell Street are office and industrial uses. Directly adjacent properties are a gymnasium (93 Fennel Street), offices (87 Fennel Street) and a church and gym (106 Grose Street) and car mechanic (104 Grose Street). . The east and west of the industrial area generally consist of low density residential accommodation, with the nearest residential properties located over 80 metres to the east and 245 metres to the west, along Buller Street and Macarthur Street, respectively. Refer **Figure 1** for location of the site and its surrounds.

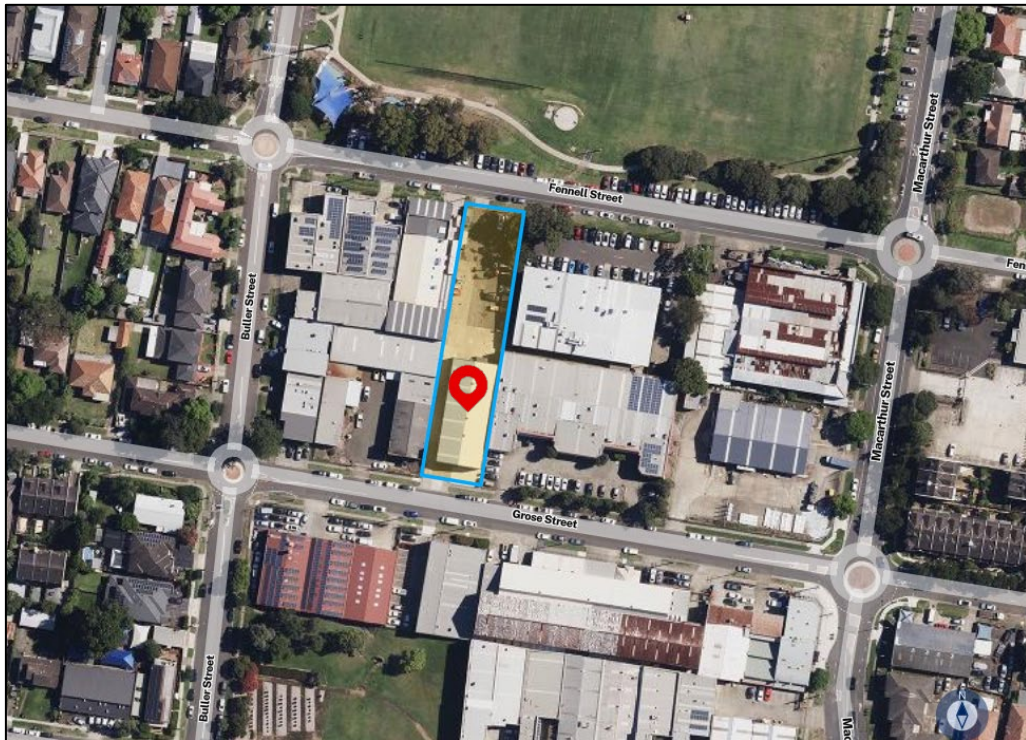


Figure 1: Aerial view of the subject site and surrounds. Source: NSW Explorer, imagery dated 2019.



Figure 2: Grose Street frontage (City of Parramatta Council, October 2024)



Figure 3: View from Fennel Street to the rear of the existing warehouse building (City of Parramatta Council, October 2024)



Figure 4: Internal warehouse and existing offices (Grose Street roller door in background) City of Parramatta Council, October 2024)

3.2 Site History and Development Approvals

Until January 2024, the site was occupied by a hire company for construction equipment. Works are currently underway under the consent for DA/626/2024. This application, approved on 21 February 2025, was the first stage in preparing the site for the proposed Community Recycling Centre (CRC), which is subject to this development application (DA/94/2025).

The following applications are relevant to the subject site:

Application	Description	Status
DA/626/2024	Alterations and additions to existing general industrial building to provide for a warehouse and ancillary office for storage of equipment for Council events. These works were the first stage in preparing the subject site for a future Community Recycling Centre (subject to this development application). Works approved include foundation works for ancillary structures; roller doors; fencing; boom gates; façade (aesthetic) detailing; parking line marking; essential services upgrades; foundation works for building identification signage and way-finding/information signage and; the concrete pads for ancillary structures fronting Fennell Street.	Approved by the Local Planning Panel 21 February 2025

DA/260/2011	Demolition and construction of a 2 storey industrial development and occupy the premises for the manufacturing of water tanks and the warehousing and distribution of pumps.	Approved 6 July 2012
BA P338/88	A warehouse further described as “a factory building with associated offices and car parking”.	Approved 9 February 1988

4. The Proposal

The following works are proposed under this application:

- Change of use from a **depot** to a community recycling centre (CRC), being defined as a **waste or resource management facility** to operate between 7am to 6pm Monday to Saturday and 8am to 6pm Sunday and public holidays.
- Internal fit out of the existing warehouse building including :
 - Moveable stillages (rack/pallet for holding stored goods) of varying sizes; and
 - Installation of a boom gate to control entry of vehicles into the building.
- Outdoor fenced ancillary area, accessed from Fennell Street, providing a pedestrian waste drop off area for limited waste streams and workshop/toolshed facilities for recycling education.
- Associated Signage - detailed business identification signage, wayfinding signage and safety signage.

Specifically the final facility will operate as a drive-through waste drop off facility, with cars entering from Grose Street and egress out to Fennell Street.

The facility will accept limited volumes of household waste and materials mandated per the EPA (CRC Handbook) as summarised below.

▪ Aerosols, ▪ Gas bottles and fire extinguishers; ▪ Household batteries – lithium and non-lithium; ▪ Lamps, including fluoro tubes and bulbs; ▪ Oils – non-motor and motor; ▪ Paints – water and oil based; ▪ Smoke alarms; ▪ Dangerous goods (substances having flammable, oxidising, toxic or corrosive properties);	▪ Lead acid batteries. ▪ E-waste; ▪ Hard plastics; ▪ Mobile phones, tablets, etc; ▪ Polystyrene; ▪ Printer/toner cartridges; ▪ Soft plastics; ▪ Textiles; and ▪ X-rays.
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All of the above waste streams will be collected by the EPA NSW (Cleanaway), with the exception of motor oils and lead acid batteries, which will be collected by private contractor. The CRC is expected to receive non-targeted by-catch material (potentially harmful materials dropped off that are not accepted otherwise).

The CRC will have a minimum of two (2) staff members on site at any one time. Supervision will be provided to be sufficient to monitor hazardous materials, or waste that is accepted and prevent any materials dropped off from commercial or business activity at the CRC.

Minor expanded polystyrene (EPS) processing, will be performed at the site. EPS processing (using a polystyrene ‘muncher’) will take place within an enclosed area within the building.

Waste collection vehicles will gain access to the site via a collection laneway along the western side of the building, from Grose Street. Waste collection will be undertaken directly from the designated loading zones to the rear of the site, where CRC staff will load stillages ready for collection directly from the CRC using a forklift. Operators will also unload empty replacement stillages (racks/pallets) in the secondary collection zone for CRC staff to distribute across the site as required. Waste collection vehicles will exit onto Fennell Street. Refer to Figure 6 below.

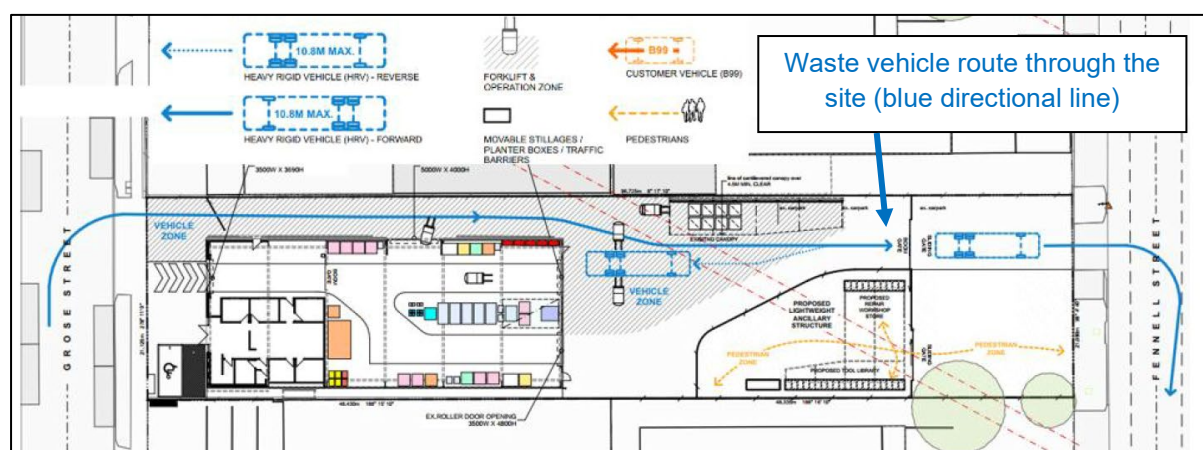


Figure 6: Service vehicle access (Source: Drawing No. DA101 prepared by Bree Architects)

Ancillary Structures and Operations

Ancillary to the main drive-through building and function is a proposed outdoor pedestrian area, separately accessed from Fennell Street, including:

- Erection of new lightweight structures for a tool repair shed and tool library to be used by community groups for organised community recycling education workshops (structures will be locked, with no direct public access); and
- A waste drop-off area located in the publicly accessible area, specifically for the collection of:
 - Batteries – household
 - Paint
 - Smoke Detectors
 - E-Waste
 - Aerosols
 - Clothing

The drop-off procedure is that pedestrians will use a separate pedestrian entrance on Fennell Street to drop off items in a designated outdoor area, which will be fenced off from vehicle access. Access by pedestrians to the main building will be prohibited.

The tool repair shed and library will be rented out to community groups, such as the Men’s Shed for example, offering a space for community members to learn about tool repair and maintenance, as well as borrow tools for their own projects. The intent of this proposed ancillary

use is to promote a culture of reuse and repair, reducing waste and consumption, and provide a community resource that fosters skill-sharing and collaboration.

Refer to Figure 7 below, illustrating the two proposed functional areas of the site:

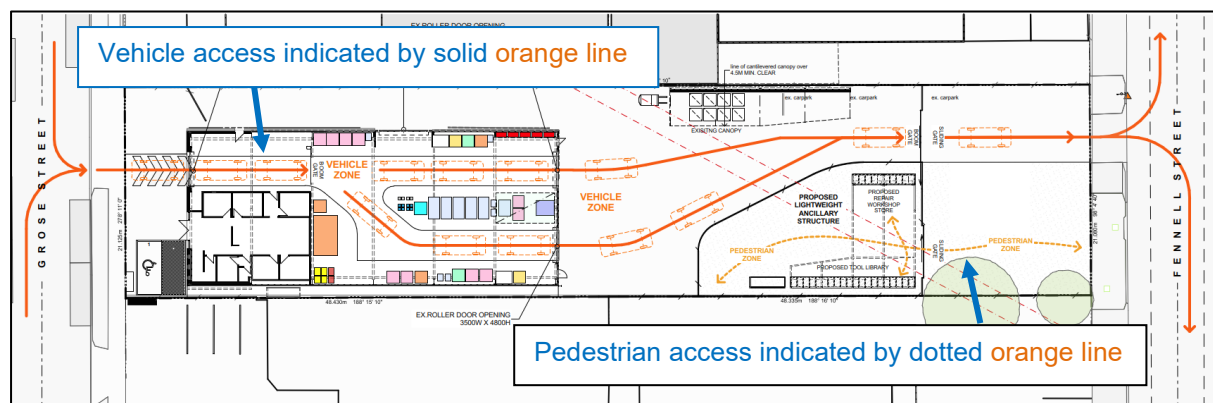


Figure 7: Customer vehicle and pedestrian access (Source: Drawing No. DA101 prepared by Bree Architects)

4.1 Summary of amendments

A Request for Additional Information (RFI) letter was issued to the applicant, dated 17 April 2025, seeking additional information in relation to the following four (4) issues:

1. Flooding:

- The Flood Impact Assessment Report is to include flood levels for the 5%, 1% AEP, and PMF events;
- The architectural plans are to include reference to the relevant RLs;
- Clarify accessibility to the tool sheds;
- The post-development scenario (including ancillary structures) is to be modelled;
- The Flood Emergency Response Plan (FERP) to be updated to include additional information on the capacity of elevated platforms; timing between receipt of a flood warning and the emergency response procedures; logistics in placing stillages on elevated platforms; provision of a dimensioned internal elevation to confirm its adequacy.
- A Structural Engineer's certification is required to confirm the building is capable of withstanding flooding.

2. Outdoor Storage:

- Further clarification on how the external waste streams will be managed to meet the requirements of the EPA, particularly when all waste handling activities are to occur indoors (enclosed building) and the pedestrian area proposes an unroofed collection area. Use and design/layout of the outdoor pedestrian area for waste collected via pedestrian drop-off was not addressed within the provided Waste Management Plan or Plan of Management.

3. Operational Management Matters:

- Address the inconsistencies between the submitted documentation and provide further information on the management of full receptacles/stillages and the ancillary pedestrian facilities and educational workshops within an amended Plan of Management.

4. Other Matters:

- Clarify and indicate the location of bicycle spaces and the safety shower on plans, and clarify the need for the rainwater tank within the pedestrian area for garden watering.

The applicant provided a response, dated 12 May 2025, which included amended architectural plans and a supplementary flood letter. Drawings DA100 and DA221 were amended (to Revision 1 dated 08/05/2025) to include finished floor levels requested by Council in the RFI letter. The applicant also provided additional information in the form of a supplementary letter dated 29 April 2025 and an email response dated 18 June 2025. On 9 July 2025, additional communication between the applicant and the EPA on the management of the pedestrian waste drop-off area resolved concerns relating to insufficient detail on the supervision of the pedestrian area. The response to issues raised is as follows:

1. Flooding:

A supplementary letter, prepared by WSP (dated 29 April 2025) was provided in response to the matters raised in the RFI. The letter was re-referred to Council's Development Engineer who has advised that the proposal now satisfies the requirements of Council's controls and can be supported, subject to standard and/or special conditions of consent.

2. Outdoor Storage:

The applicant clarified in their emailed response dated 18 June 2025 that the external storage under the awning (on the north-western side of the site) will be used as a temporary holding area to facilitate the efficient collection of waste by the EPA and other licensed waste contractors. When stillages located within the main building reach 80% capacity, the EPA will be immediately notified and a collection time arranged for each respective waste stream. Waste placed in the external area will only be held for a short duration, typically awaiting prompt collection. The design of the "back of house" is in accordance with the Community Recycling Centres Handbook (Section 1.2.5). It was clarified that the pedestrian waste drop off receptables will be housed within/under the ancillary roofed structures, accessible from Fennell Road.

3. Operational Management Matters:

With respect to the educational and community workshop/toolshed, it was clarified the use of this facility would be through a booking system and otherwise locked and not open to the public. No educational workshops occur within the main building.

Further, the EPA was consulted with respect to concerns with the supervision of the pedestrian-accessed waste facilities. The proponent clarified that all collection receptables will be undercover (within the awning area); monitored by CCTV and; provided with an intercom system for pedestrians to receive support from staff. Consequently, a recommended condition of consent requiring an updated Plan of Management is included to ensure these details are incorporated into the ongoing operations of the CRC.

It was further detailed by the applicant that the outdoor pedestrian waste collection and drop-off area would provide waste collection facilities for batteries (household), paint, smoke detectors, e-waste, aerosols and clothing, and no hazardous waste streams would be located within this area.

The pedestrian-accessed waste collection facilities will be housed in movable wheelie bins with lids appropriate UN-rated buckets and receptables, which are designed to be easily moved by staff inside the main building in the event of rain or other weather event. As staff will be responsible for moving these bins to and from the main building each day,

it is considered reasonable that the storage bins are not required to be elevated 1.2m above the flood level, given the bins will not be permanent and will not be outside during weather events.

In addition, waste from the pedestrian area will be regularly checked to determine when the bins need to be emptied; at a minimum, the waste from these bins will be collected at the end of each day.

4. Other Matters:

- Bicycles racks have been nominated on the amended ground floor plan;
- It is clarified that the internal elevated platform permits a head-height of 2.1m and therefore the shower is underneath the elevated platform.
- The rainwater tank will be retained to achieve ESD through water reuse. It will primarily be used for essential non-potable applications such as toilet flushing and outdoor taps.

In conclusion the applicant has satisfactorily addressed all the matters raised during the course of the assessment.

5. Permissibility

Parramatta Local Environmental Plan 2023

The site is zoned E4 General Industrial under the provisions of the Parramatta LEP 2023 (Figure 8). The proposed development is defined as the following uses which are permissible with consent in the zone:

- Waste or resource management facility
- Community facility (as an ancillary use)
- Business and building identification signage

“waste or resource management facility means any of the following—

(a) a resource recovery facility,

(b) a waste disposal facility,

(c) a waste or resource transfer station,

(d) a building or place that is a combination of any of the things referred to in paragraphs (a)–(c). “

The facility is further specifically defined as a ‘waste or resource transfer station’:

“waste or resource transfer station means a building or place used for the collection and transfer of waste material or resources, including the receipt, sorting, compacting, temporary storage and distribution of waste or resources and the loading or unloading of waste or resources onto or from road or rail transport.”

“community facility means a building or place—

(a) owned or controlled by a public authority or non-profit community organisation, and

(b) used for the physical, social, cultural or intellectual development or welfare of the community, but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.”

Also proposed is an ancillary use, in the form of a tool repair shed and tool library, which will be available for use by community groups and can be defined as a ‘community facility’. While it is ancillary to the transfer station and a minor structure, this land use is also permissible with consent in the E4 zone. The tool library and repair workshop will offer recycling education and

workshops to members of the community, and will be available for organised community groups to use, such as The Men’s Shed.

Business and building identification signage is proposed as part of this application. The signage detail has been finalised and will be placed on the building in locations previously approved under DA/626/2024.



Figure 8: Land Zoning Map. Source: NSW ePlanning Portal

6. Referrals

Referrals have been undertaken to a range of Council technical experts and state agencies.

It is noted that Council technical staff and the independent planner, author of this report have visited examples of Community Recycling Facilities in Sydney as follows:

- Independent Planner on the 18 December 2024 to observe the operations of the Community Recycling Centre (CRC) at 8 Waltham Street, Artarmon; and
- Council’s Development and Traffic Engineer and Catchment Engineer attended a site visit at the CRC at 99 Rose Street, Liverpool

Relevant observations and comments are provided in **Section 6.1** of this report.

6.1 Internal referrals

The following internal referrals were undertaken:

Referral	Comments
Catchment Management	Requested further information regarding flooding (see Section 4.1 of this Report). Following the submission of amended plans, the proposal is supported subject to conditions.
Traffic and Transport	The proposal is supported subject to conditions (see Section 9 in the DCP assessment).
Environmental Health – Waste Management	The proposal is supported subject to conditions.
Environmental Health – Acoustic	The proposal is supported subject to conditions.

Contaminated Lands Officer (Council Lands)	The proposal is supported subject to conditions.
Fire Safety Officer	The proposal is supported subject to conditions.
Assets – Public Stormwater	N/A – All physical foundation works approved and commenced under DA/626/2024
Trees and Landscaping	The proposal is supported subject to conditions.
Open Space (Parklands)	Concern was raised that the proposal would impact on the currently limited number of timed (2P) parking spaces associated with the nearby playground and sports ground, with the majority of parking along Fennell street being unrestricted. The Open Space Officer recommended that additional shorter stay parking be considered along the southern side of Fennell Street (e.g. 30 mins or 1 hour) to ensure availability for short-stay visitors to the facility (currently 4P). Council's Senior Traffic Engineer responded to this concern stating that the parking surveys submitted generally shows sufficient capacity during the peak usage periods of the facility. Furthermore the facility itself is not likely to generate a parking demand as the people using the tool library rather than the drive through, would be arriving as long term visitors due to other amenities such as the park. Accordingly, they would be parking in the area regardless of whether the tool library is approved resulting in no net increase in on-street parking demand.
Accessibility/City Design Officer	Requested that the <i>“Plan of Management indicates staff will be on hand to assist persons requiring assistance to reach items held within the tool library.”</i>

6.2 External Referrals

Referral	Comments
Transport for NSW	Reference is made to Council's correspondence dated 4 March 2025, which referred the abovementioned Development Application (DA) to Transport for NSW (TfNSW) for comment under clause 2.122 of the State Environmental Planning Policy (Transport and Infrastructure) 2021. TfNSW advises that: • The subject development fronts Grose Street and Fennell Street which are local roads are the care and control of Council as the relevant Road Authority. • Proposed traffic generation of the development is 46 trips per hour, which will unlikely have a detrimental impact to the surrounding transport network. As such, TfNSW has no further comment on the DA.
Environmental Protection Authority	The EPA supports the use of the existing site as a CRC and the construction of ancillary lightweight structures for a tool repair shed and tool library, and has provided recommended conditions of consent relating to: • Construction Noise • Operational Noise

	• Flood Impact Assessment • Water Quality • Waste Management Plan • Air Quality • Chemicals • Contamination Additional correspondence between Council, the applicant, and the EPA in July 2025 identified the measures to be in place to ensure adequate and satisfactory supervision and security of the pedestrian waste drop off area. A recommended condition of consent to include this detail within the Plan of Management is included. As the Proposal is being undertaken by NSW public authority City of Parramatta Council, the EPA is the appropriate regulatory authority for the Proposal. It is noted that the Proposal does not require an environment protection licence under the Protection of the Environment Operations Act 1997 (POEO Act).
Department of Planning, Housing and Infrastructure	Referred under section 4.16(9) of the EP&A Act 1979. The Department has reviewed the submissions and notes that there are no issues of State or regional significance that apply to the proposal.
Fire and Rescue NSW	Supported, subject to conditions. FRNSW require compliance with the NCC 2022; design and construction in accordance with the FRNSW Technical Information Sheets for waste facilities; development of an Emergency Plan in accordance with the Hazardous Industry Planning Advisory Paper No. 1; and development of an Emergency Services Information Package.
Endeavor Energy	The proposal is supported subject to conditions.

7. Environmental Planning and Assessment Act

The sections of this Act which require consideration are addressed below:

7.1 Section 2.15 - Function of Sydney District and Regional Planning Panels

Part 2.4 of the Act provides that the Sydney Central City Planning Panel is the consent authority for this regionally significant development application, as the proposal is a waste management facility that meets the requirements for designated development under the *Environmental Planning and Assessment Regulation 2021*, Schedule 3, Part 2, section 45.

7.2 Section 4.10 Designated Development

The application is Designated Development under the *Environmental Planning and Assessment Regulation 2021*, Schedule 3, Part 2, section 45(4), which states (**emphasis added**):

(4) Development for the purposes of a waste management facility or works is designated development if the facility or works are located—

(a) in or within 100 metres of a natural waterbody, wetland, coastal dune field or environmentally sensitive area of State significance, or

(b) in an area of high watertable, highly permeable soils, acid sulfate, sodic or saline soils, or

(c) in a drinking water catchment, or

(d) in a catchment of an estuary where the entrance to the sea is intermittently open, or

(e) on a floodplain, or

(f) within 500 metres of a residential zone or 250 metres of a dwelling not associated with the development and, in the consent authority's opinion, considering topography and local meteorological conditions, are likely to significantly affect the amenity of the neighbourhood because of noise, visual impacts, vermin, traffic or air pollution, including odour, smoke, fumes or dust.

(4A) Despite subsection (4)(f), development for the purposes of waste or resource transfer stations carried out by or on behalf of a public authority is not designated development if the development is carried out—

(a) within 500m of a residential zone or 250m of a dwelling not associated with the development, and

(b) under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, Part 5A*.

The waste management facility is proposed on a site that is located on a floodplain. Further, pursuant to Section 4.12(8), the development application has been accompanied by an environmental impact statement in accordance with Division 5 of the Environmental Planning and Assessment Regulation 2021.

7.3 Section 4.46 - Integrated Development

The application does not require an environment protection licence under the *Protection of the Environment Operations Act 1997* and is therefore not Integrated Development.

7.4 Section 4.15: Evaluation

This section specifies the matters which a consent authority must consider when determining a development application, and these are addressed in the Table below:

7.5 Matters for consideration

Provision	Comment
Section 4.15 (1)(a)(i) - Environmental planning instruments	Refer to Section 8
Section 4.15 (1)(a)(ii) - Draft planning instruments	None applicable
Section 4.15 (1)(a)(iii) - Development control plans	Refer to Section 9
Section 4.15 (1)(a)(iia) - Planning agreements	None applicable
Section 4.15 (1)(a)(iv) - The Regulations	Refer to Section 10
Section 4.15 (1)(b) - Likely impacts	Refer to Section 11
Section 4.15 (1)(c) - Site suitability	Refer to Section 12
Section 4.15 (1)(d) - Submissions	Refer to Section 13
Section 4.15 (1)(e) - The public interest	Refer to Section 14

8. Environmental planning instruments

8.1 Overview

The instruments applicable to this application comprise of:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- Parramatta Local Environmental Plan 2023

Compliance with these instruments are addressed below.

8.2 State Environmental Planning Policy (Planning Systems) 2021

The proposal is defined as regionally significant development under Schedule 6, Section 7(1)(c) of SEPP (Planning Systems) 2021 as it is a waste management facilities or works that meets the requirements of designated development (i.e. located on a floodplain) under the *Environmental Planning and Assessment Regulation 2021*, Schedule 3, section 45. The application must therefore be determined by the Sydney Central City Regional Planning Panel.

8.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The application was referred to Transport for NSW (TfNSW) for comment under Section 2.122 and Schedule 3 of the SEPP, where a waste or resource management facility of any size or capacity with access to a road (generally) is identified as traffic-generating development. Under Section 2.122(4)(b), the consent authority must also take into consideration the accessibility of the site, and any potential traffic safety, road congestion, or parking implications of the development.

The response from TfNSW, dated 13 March 2025, advised that:

- “• *The subject development fronts Grose Street and Fennell Street which are local roads are the care and control of Council as the relevant Road Authority.*
 - *Proposed traffic generation of the development is 46 trips per hour, which will unlikely have a detrimental impact to the surrounding transport network.*
- As such, TfNSW has no further comment on the DA.”*

The proposal satisfies the requirements of State Environmental Planning Policy (Transport and Infrastructure) 2021.

8.4 State Environmental Planning Policy (Resilience and Hazards) 2021

Chapter 3 Hazardous and Offensive Development

Part 3 of Chapter 2 requires consent authorities to consider the impacts of the potentially hazardous or potentially offensive development, and whether any public authority should be consulted.

A Preliminary Hazard Assessment, prepared by WSP, dated 12/02/2025 has been submitted with the application. The Assessment concludes that the proposed development is not 'hazardous' or 'potentially hazardous' development, and outlines the following in addressing the assessment requirements:

- The site is not intended to be used as a hazardous storage establishment or a hazardous industry.
- The site has been designed in accordance with NSW EPA Community Recycling Centres Operations and Management Handbook – 3rd Edition (2021) t.
- The facility is designed so not to emit a polluting discharge.
- Quantities of all dangerous goods and hazardous materials associated with the development will be below manifest quantities.
- Dangerous goods safety cabinets are to be installed to EPA Standards and Australian Standards.
- Total volume of material per week including any optional waste is not expected to exceed approximately 30,000 kg which is approximately 15m³ including 3m³ of combustible material such as gas bottles and aerosols which is well below the NSW Fire and Rescue guideline Fire Safety in Waste Facilities prescribed minimum limit of 50m³. The operator will be required to ensure material volumes remain below the limits included in the CRC Handbook.

The CRC acts as a resource recovery centre with the waste received sorted, separated then temporarily stored on site prior to the weekly pickup by the NSW Environment Protection Authority (EPA) appointed and managed contractor, Cleanaway, and other specialist contracted waste collectors. Waste is not otherwise stockpiled long term on the site. It is accepted that a small proportion of the waste collected would consist of items that would normally not be accepted such as flammable liquids, toxic substances, oxidising agents, acids and alkalis. These items are found mixed in amongst the waste lots dropped off at the CRC. These items are referred to as "by-catch". These particular waste streams are stored within a dangerous goods safety cabinet (DGSC), a minimum of 1.2m above the flood planning level (i.e. permanently above the flood level at a height of 1.58m above the existing ground level). All collected waste volumes are reported weekly to the EPA.

The EPA provided the following assessment of the proposal with recommended conditions of consent:

"The EPA understands the Proposal is:

- *to change the use of the existing site to a Community Recycling Centre.*
- *to construct ancillary lightweight structures for a tool repair shed and tool library.*

Based on the information provided, the Proposal does not appear to require an environment protection licence under the Protection of the Environment Operations Act 1997 (POEO Act). However, the Proposal is being undertaken by a NSW public authority City of Parramatta Council and therefore the EPA is the appropriate regulatory authority for the Proposal."

Council's Environmental Health Officers and Fire Safety Officer raised no objection to the proposal in terms of Hazardous and Offensive Development, subject to recommended conditions of consent.

Accordingly, the provisions of Chapter 3 of SEPP (Resilience and Hazards) 2021 are satisfied.

Chapter 4 Remediation of Land

The provisions of Chapter 4 of State Environmental Planning Policy (Resilience and Hazards) 2021 have been considered in the assessment of the development application. Section 4.6 of the SEPP requires consent authorities to consider whether the land is contaminated, and if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out.

The application was accompanied by a Detailed Site Investigation, prepared by Compliance Health and Environmental Consulting (CHEC), Version 1.0, dated 25/01/2024, which concluded that *“Based on the field and analytical data it is considered that in the current state, the Site is suitable for its continued use as a HIL D – Commercial/Industrial facility as defined by NEPM, 2013.”*

Council’s Environmental Health Officers raised no objection to the proposal in terms of Contamination, subject to recommended conditions of consent.

Accordingly, the provisions of Chapter 4 of SEPP (Resilience and Hazards) 2021 are satisfied and the site is suitable for development.

8.5 State Environmental Planning Policy (Industry and Employment) 2021

The application seeks approval to construct/install various signage throughout the site. Schedule 5 of the SEPP provides assessment criteria for which to assess the signage.

It is noted that the location and size of some signage has been approved by the consent issued by DA/626/2024. Signage has been refined within the proposed development to accommodate the use of the premises as a CRC, specifically by detailing the specific contents of the signage, including building identification, wayfinding and safety signage, for the purpose of a Community Recycling Centre. The details of the signs are summarised as follows:

- 23 new signs, including 16 new signs across two (2) separate frontages
- Signage is for the purpose of building and business identification and customer wayfinding.

Location	Signage Details
Grose Street (south elevation)	Two (2) x illuminated façade signs: • SN-01 x 1, City of Parramatta Sign: diameter 2500mm = 4.91m² • SN-08 x 1, 3D text that says ‘COMMUNITY RECYCLING CENTRE’: 7960mm x 250mm = 1.99m² Three (3) x illuminated wall signs: • SN-04 x 3, LED digital display: 600mm x 900mm = 0.54m² Four (4) x wall signs: • SN-03 x 2, NSW Community Recycling Centre sign: 2000mm x 820mm = 1.64m² • SN-05 x 1, Funding acknowledgement sign: 420mm x 297mm = 0.12m² • SN-06 x 1, Door number sign (‘1’): ~600mm x 965mm = 0.58m² One (1) x window sign: • SN-07 x 1, City of Parramatta logo and crest decal: 1965mm x 780mm = 1.53m²

Fennell Street (north elevation)	Two (2) x illuminated façade signs: - SN-01 x 1, City of Parramatta Sign: diameter 2500mm = 4.91m² - SN-08 x 1, 3D text that says 'COMMUNITY RECYCLING CENTRE': 7960mm x 250mm = 1.99m² Four (4) x wall signs: - SN-03 x 2, NSW Community Recycling Centre sign: 2000mm x 820mm = 1.64m² - SN-06 x 2, Door number sign ('3' & '4'): ~600mm x 965mm = 0.58m²
West elevation	One (1) x wall sign: SN-06 x 1, Door number sign ('2'): ~600mm x 965mm = 0.58m²
Tool Repair Shed (‘Tool Library’)	Six (6) x wall signs: SN-09 x 6, Tool sheds door sign ('A' to 'F'): ~250mm x 350mm = 0.90m²

Figure 9: Signage Details (Source: Environmental Impact Statement prepared by Creative Planning Solutions Pty Limited, Table 6, page 28)

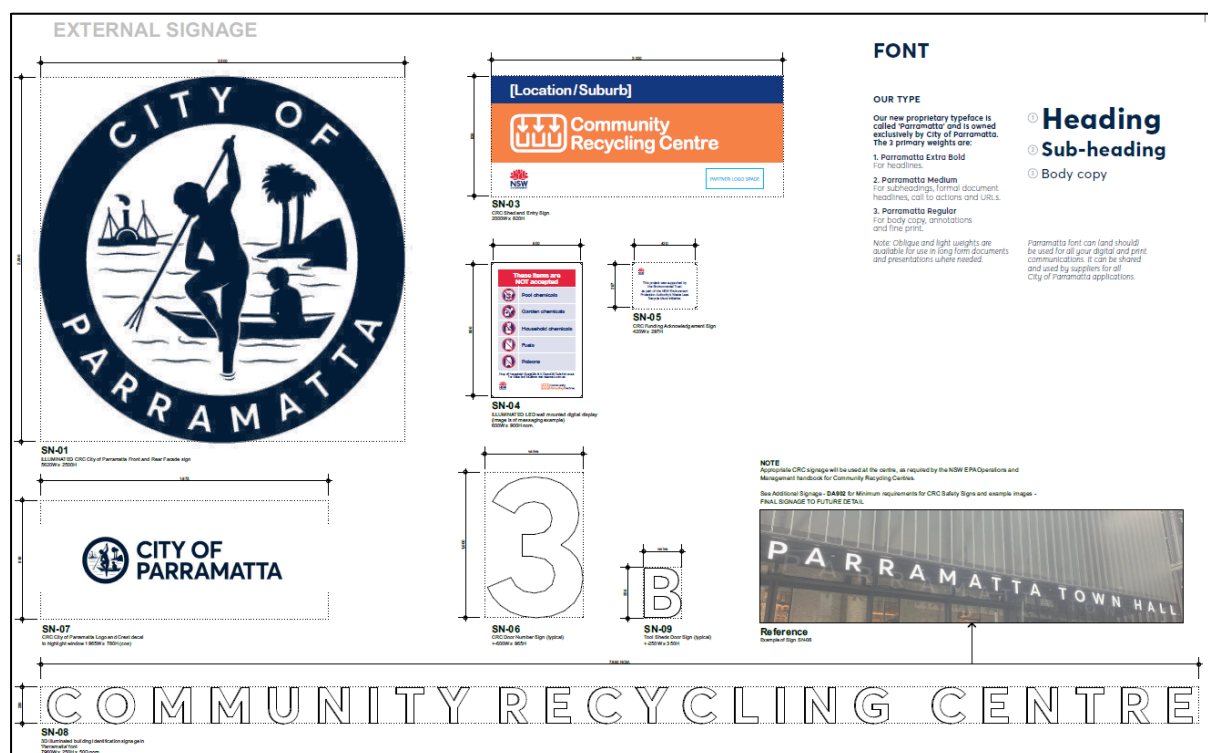


Figure 10: Schedules External Signage (Source: Drawing No. DA900 prepared by Bree Architects)

Additional NSW EPA signage will be installed externally to the building, as well as internal signage to identify the placement for waste and entry vehicle waiting area. Examples provided below:

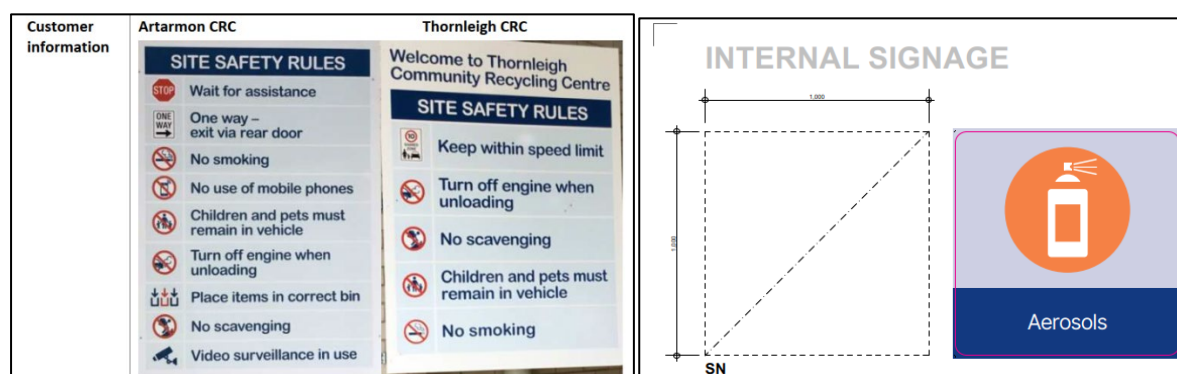


Figure 11: Safety and wayfinding signage examples (Source: Drawings DA901 & DA902 prepared by Bree Architects)

The following table details the assessment criteria pursuant to Schedule 5 of the SEPP:

Considerations and Requirements		Compliance/Discussion
1 Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?		The proposed signage is compatible with the existing and desired future character of the area. The site is within an established industrial area of warehouses that exhibit a number of signs for business and building identification; wayfinding and; information on the business.
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?		There is no theme for outdoor advertising in the locality. Each building exhibits signage that is "fit-for-purpose" and relevant to the use of each individual premises.
2 Special Areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?		The proposed signs will not detract from the amenity, visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, waterways, rural landscaped or residential areas. The site is opposite from a sport ground, being an open space, however the signage fronting Fennell Street will not detract from this area.
3 Views and Vistas		
Does the proposal obscure or compromise important views?		The proposal does not obscure or compromise important views.
Does the proposal dominate the skyline and reduce the quality of vistas?		The proposal does not dominate the skyline or reduce the quality of vistas.
Does the proposal respect the viewing rights of other advertisers?		The proposal respects the viewing rights of other advertisers.
4 Streetscape, setting or landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?		The proposed signs are of a scale and form that is appropriate for the streetscape and setting.
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?		The proposal contributes to the visual interest of the building setting and streetscape.
Does the proposal reduce clutter by rationalising and simplifying existing advertising?		The signage proposed is for business identification, building identification and informational signage. Visual clutter is reduced in the sense that the proposed signage is simple in nature.
Does the proposal screen unsightliness?		N/A – no unsightliness.
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?		The proposed signs do not protrude above buildings or tree canopies in the area or locality.
Does the proposal require ongoing vegetation management?		N/A – no vegetation management required.
5 Site and building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?		The proposal is compatible with the scale, proportions and characteristics of both the building and the site.
Does the proposal respect important features of the site or building, or both?		The proposal respects and integrates into the important features of the site and building.
Does the proposal show innovation and imagination in its relationship to the site or building, or both?		The proposed signs show innovation in its relationship to the site and building.
6 Associated devices and logos with advertisement and advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?		Lighting and logos have been designed as part of the signage. The signage is an appropriate response to ensuring the building is easily identified, and both easily and safely used by occupants and visitors.
7 Illumination		
Would illumination result in unacceptable glare?		The proposed signage does not result in unacceptable glare.

Considerations and Requirements	Compliance/Discussion
Would illumination affect safety for pedestrians, vehicles or aircraft?	The proposed signage does not negatively affect safety for pedestrians, vehicles or aircraft.
Would illumination detract from the amenity of any residence or other form of accommodation?	The proposed signage does not detract from the amenity of any residence or any other form of accommodation.
Can the intensity of the illumination be adjusted, if necessary?	Subject to conditions of consent which manages the extent of illumination and the requirement for no flashing of signage, so to can be managed to ensure that there are no residual amenity impacts of illumination from the public domain.
Is the illumination subject to a curfew?	Subject to conditions of consent which manages the extent of illumination and the requirement for no flashing of signage, so to can be managed to ensure that there are no residual amenity impacts of illumination from the public domain.
8 Safety	
Would the proposal reduce the safety for any public road?	The proposed signage does not reduce safety for any public road.
Would the proposal reduce the safety for pedestrians or bicyclists?	The proposed signage does not reduce safety for pedestrians or bicyclists.
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	The proposed signage does not reduce safety for pedestrians or children. The signs do not result in any obscured sightlines that affect safety.

Accordingly, the provisions of SEPP (Industry and Employment) 2021 are satisfied, subject to conditions of consent.

8.6 State Environmental Planning Policy (Biodiversity and Conservation) 2021

Pursuant to **Chapter 2 (Vegetation in non-rural areas)**, the clearing of certain vegetation requires a permit or consent. There are no trees or other significant vegetation currently on the site. There were two (2) trees within the adjacent north-eastern property at 91-95 Fennel Street. A tree removal permit was approved by Council for their removal.

Pursuant to **Chapter 6 (Water catchments)** of the above SEPP, the site is located within the designated hydrological catchment of Sydney Harbour. The aims of the Plan are to establish a balance between promoting a prosperous working harbour, maintaining a healthy and sustainable waterway environment and promoting recreational access to the foreshore and waterways by establishing planning principles and controls for the catchment as a whole.

Section 6.8 – Flooding of the SEPP requires that the consent authority is satisfied that the development will not:

- “(a) if there is a flood, result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody, or*
- (b) have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems.”*

The application was supported by a Flood Impact Assessment, prepared by WSP (Revision A, dated 17 January 2025), which details and concludes:

- 11.6m AHD has been adopted as the flood planning level (FPL). New structures have been designed to have minimal impact to flooding by elevating elements that may have a flow restriction above the FPL.
- No changes in flood levels, peak flow velocity, or flood hazard category occur as a result of the proposed development.

- The development is in alignment with EPA requirements as it is enclosed and all waste handling activities occur within an enclosed building to ensure the minimisation and prevention of impacts caused by noise, dust, odour, stormwater and outdoor processing.

The development will not result in a release of pollutants that may have an adverse impact on the water quality of a natural waterbody if there is a flood, or have an adverse impact on the natural recession of floodwaters into wetlands and other riverine ecosystems, as:

- The existing extent of impervious area is not modified, and site levels are not changed by the proposal, thereby ensuring the flood characteristics of the site are not altered and do not impact upon neighbouring properties.
- The new ancillary structures (tool library and workshop) have been elevated 1.2m above 10.4AHD as to ensure no impacts to flow and avoid water damage and contamination.
- The implementation of the Flood Emergency Response Plan (FERP) ensures the waste streams toxic to water are appropriately managed within the enclosed building, by being lifted (by forklift) to an elevated internal platform that is 2.1m above the existing floor level of the building.
- All Dangerous Goods Safety Cabinets are internal to the building and elevated at least 1.2m above 10.4AHD.

Accordingly, the provisions of Chapter 2 and Chapter 6 of SEPP (Biodiversity and Conservation) 2021 are satisfied.

8.7 Parramatta Local Environmental Plan 2023

The relevant objectives and requirements of the Parramatta Local Environmental Plan 2023 have been considered in the assessment of the development application and are contained within the following table.

Clause	Comment	Complies (Y/N)
2.7 – Demolition	No demolition proposed.	N/A
4.3 – Building height	Max. 12m Max. Proposed: 8.28m (existing – no change) Max. height of ancillary structures: 3.30m	N/A
4.4 – Floor Space Ratio	Max. 1:1 (2,041m ²) Proposed: 613.5m ² (0.30:1) 597m ² – Existing Building 16.5m ² – Proposed Sheds	Yes
5.21 Flood Planning	The subject site is identified as flood prone, specifically the entire site is affected by the 1% Annual Exceedance Probability (AEP) flood. Council's Senior Catchment and Development Engineer has reviewed the proposal and considers the proposal, subject to conditions, meets the requirements of Clause 5.21. Refer to detail in Section 8.7.1 below.	Yes, subject to conditions

6.1 Acid sulfate soils	The site is identified as containing Class 5 Acid Sulfate Soil. An Acid Sulphate Soils Management Plan is not required to be prepared in this instance as there are no works within 500m of any adjacent Class 1, 2, 3, or 4 land; and earthworks do not exceed a depth below 5m AHD.	N/A
6.2 Earthworks	N/A – no fill or excavation proposed.	N/A
6.5 Stormwater Management	There are two existing Council drains on the site which receive run off from the existing drainage system within the site. The development does not modify the extent of existing water permeable surfaces, as it is 100% built upon with structures and concrete surfaces. Standard conditions of consent for sediment and erosion control during construction apply.	Yes
6.7 Essential Services	The site is serviced by all essential services. Endeavour Energy were notified of the application and provided a response raising no concern subject to standard conditions of consent.	Yes

8.7.1 Flood Management

Clause 5.21 of the Parramatta LEP 2023 requires that the consent authority must not grant consent to a development unless it is satisfied that the development responds to a number of matters. The application was accompanied by the following reports:

- A Flood Impact Assessment prepared by WSP;
- A Waste Management Plan prepared by WSP;
- A Flood Emergency Response Plan prepared by WSP;
- Draft Operational Management Plan prepared by City of Parramatta.

Table 1 below summarises the matters for consideration and its assessment against them.

Clause 5.21 Matters for Consideration	Assessment
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—	
(a) is compatible with the flood function and behaviour on the land, and	Yes, the development is compatible with the flood function and behaviour of the land, as the existing extent of impervious area is not modified, and site levels are not changed by the proposal, thereby ensuring the flood characteristics, function and behaviour of the site are not altered and do not impact upon neighbouring properties. The proposed development utilises an existing building upon a site that is wholly impervious with concrete. New structures have been elevated
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and	

Clause 5.21 Matters for Consideration	Assessment
	1.2m above the flood planning level as to not adversely modify flood function and behaviour. Therefore, no changes in flood levels, peak flow velocity, or flood hazard category occur as a result of the proposed development.
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	Yes, the implementation of the Flood Emergency Response Plan (FERP) ensures safe occupation and efficient evacuation of people in the event of a flood and manage risk to life in the event of a flood by detailing emergency procedures, assembly points and evacuation routes, as well as necessary flood warning signage.
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and	
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	Yes, adverse impacts to the environment have been mitigated as the new ancillary structures (tool library and workshop) have been elevated 1.2m above 10.4AHD as to ensure no impacts to flow and avoid water damage and contamination. Additionally, the implementation of the Flood Emergency Response Plan (FERP) ensures the waste streams toxic to water are appropriately managed within the enclosed building, by incorporating flood bollards and lifting toxic waste stillages (by forklift) to an elevated internal platform that is 2.1m above the existing floor level of the building and; all Dangerous Goods Safety Cabinets are internal to the building and elevated at least 1.2m above 10.4AHD.
(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—	
(a) the impact of the development on projected changes to flood behaviour as a result of climate change,	Yes, the development is compatible with the flood function and behaviour of the land, as the existing extent of impervious area is not modified, and site levels are not changed by the proposal, thereby ensuring the flood characteristics, function and behaviour of the site are not altered and do not impact upon neighbouring properties. The proposed development utilises an existing building
(b) the intended design and scale of buildings resulting from the development,	

Clause 5.21 Matters for Consideration	Assessment
	upon a site that is wholly impervious with concrete. New structures have been elevated 1.2m above the flood planning level as to not adversely modify flood function and behaviour. Therefore, no changes in flood behaviours as a result of climate occur as a result of the proposed design and scale of development.
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,	Yes, the implementation of the Flood Emergency Response Plan (FERP) ensures safe occupation and efficient evacuation of people in the event of a flood and manage risk to life in the event of a flood by detailing emergency procedures, assembly points and evacuation routes, as well as necessary flood warning signage.
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	The proposed development utilises an existing building upon a site that is wholly impervious with concrete. As the existing extent of impervious area, including the existing building, is not modified and site levels are not changed by the proposal, there is no further need to modify, relocate or remove buildings.

9. Development control plan

The purpose of this DCP is to supplement the Parramatta LEP 2023 and provide more detailed provisions to guide development. The following parts of the DCP are relevant to this proposal:

- Part 2 – Design in context
- Part 4 – Non residential development
- Part 5 – Environmental Management

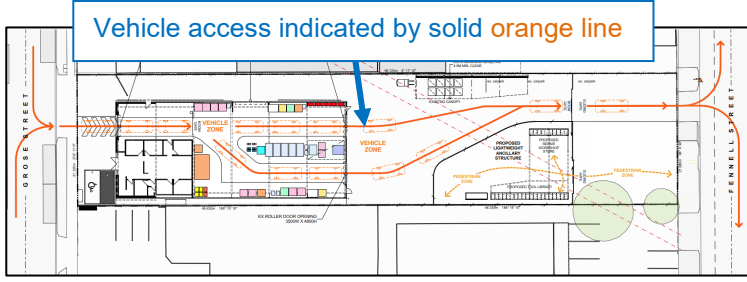
The PDCP 2023 compliance table is provided below:

Provision	Comment	Complies
Part 2 – Design in context		
2.1 Design in Context	A site context/location plan, elevations and streetscape 3Ds have been provided with the application. The proposed works, tool library and signage does not impact adversely on the character of the industrial locality.	Yes
2.2 Context Analysis		
2.3 Preliminary Building Envelope	The existing building (with respect to height, floor area, setbacks and overall envelope) are retained. Ancillary works are minor and are not detrimental to the amenity or visual bulk of structures experienced by users of the site or adjoining industrial buildings. Ancillary sheds have been appropriately designed and located to ensure negligible impact to flood and stormwater overland flows. Building materials and colours for the main building have been approved under DA/626/2024. The proposed ancillary sheds contribute positively to the desired contemporary streetscape of both Fennell Street. The streetscapes and building presentation to both street frontages remain well balanced with elements and colours that express architectural articulation and visual interest. There is no current or proposed no landscaping upon the site.	Yes
2.4 Building Form and Massing		
2.5 Streetscape and Building Address		
2.11 Access for people with a disability	The CRC is a drive-through facility where drivers will unload their waste from their vehicles and place them directly within the appropriate receptacles. Where customers are restricted in mobility, staff will be on hand to assist if required. The submitted Access Report (Liskowski Access, revision E, dated 6th February 2025) outlines that the ancillary structures including repair workshop, tool library and various storages are exempt from requiring accessibility under Clause D4D5 of the NCC. Additional information on this matter was requested within the RFI. The applicant has clarified that the tool library and workshop is not publicly accessible at all times (i.e. is locked), and will only be unlocked when organised/booked through a community group (e.g. The Men's Shed) and therefore the community organiser will be responsible for the group and provision of assistance. The development is therefore acceptable with respect to access for persons with a disability.	Yes

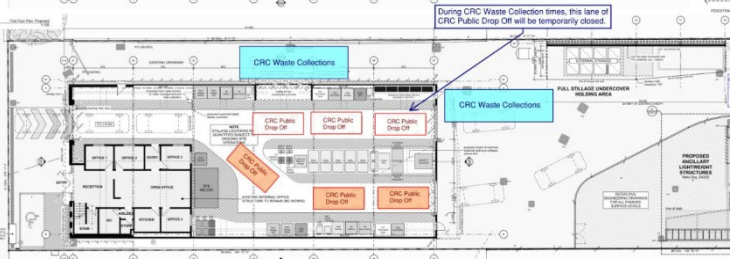
Provision	Comment	Complies
2.14 Safety and Security	Passive surveillance from within the development is provided. The building continues to address Grose Street with a reception/foyer and visibility towards the public domain, with the proposed ancillary toolshed and workshop contributing to activation and casual surveillance of the Fennell Street frontage. All security fencing is as per DA/626/2024. As detailed in the Plan of Management, 24 hour CCTV will be installed within the CRC and at the entry and exit points. The facility is also managed by Council's Security Operations Centre.	Yes
2.15 Signage	The proposed signage comprises of Council signage to identify the CRC as a Council facility, and appropriate CRC signage as required by the NSW EPA Operations and Management Handbook for Community Recycling Centres. All signs are compatible with the design and scale of the building with which they are to be placed, and relevant to the building use. Signs will not be illuminated beyond the hours of operation (7am – 6pm) nor be allowed to flash, as per recommended conditions of consent. The intent of imposing this condition is to ensure no amenity impact resulting from illumination within the public domain occurring outside of operation hours, particularly given sightlines to signage from residential dwellings along Buller Street to the west. This is consistent with the conditions imposed for signage under DA/626/2024.	Yes, subject to conditions
Part 4 – Non-Residential Development		
4.1 General non-residential controls	The site is located within an established industrial area. Noise Amenity – The development application is supported by a Noise Impact Assessment (WSP, Revision E, dated February 2025) that concludes that the site will generate negligible noise and vibration impacts at sensitive receivers, in relation to construction and operational activities (including trucks and private vehicles and use of forklifts). Council's Environmental Health Officer accepts the recommendations of the Noise Impact Assessment, subject to recommended conditions of consent.	Yes
4.3 Industrial development <i>Minimum of 15% of the site as soft landscaping</i>	Landscaping – The subject site provides no landscaping. The site was existing as hardstand and therefore no proposed change to the existing circumstance, therefore it is acceptable on merit. Communal Open Space – The subject site does not provide any landscaped or furnished external communal	Acceptable on merit Acceptable on merit

Provision	Comment	Complies
<i>Area of Communal open space to be provided for staff</i> <i>Consider light and noise spill when determining hours of operation</i>	open areas for staff recreation. However there is an indoor office area with recreation space and kitchenette. Further, the site is directly opposite Doyle Ground, being a large and expansive public park immediately accessible for future staff and occupiers of the site. The proposal is therefore acceptable on merit. Building Design – The proposed hours of operation are considered reasonable as the applicant has demonstrated there are no resulting amenity impacts, particularly with respect to noise and traffic generation. A condition of consent placing limitations on the on the illumination of signage ensures the amenity of nearby residential receivers is maintained.	Yes
Part 5 – Environmental Management		
5.1 Water Management	<u>Flooding</u> – refer assessment above Section 8.7.1. <u>Water Sensitive Urban Design</u> Rainwater capture and on-site use has been demonstrated as part of Water Sensitive Urban Design and as a sustainability measure. <u>Stormwater Management</u> As proposed under DA/626/2024, runoff from the roof and external hardstand is diverted into the stormwater pits and drainage system. No new stormwater works are proposed as part of this DA. <u>On Site Detention</u> No on-site detention basin is proposed. <u>Groundwater</u> No excavation, cut or fill is required to facilitate the proposed works. Council's Catchment and Development Engineer has reviewed the application and identifies no concerns with the submitted documentation relevant to the flood affectation of the site or the proposed stormwater management plan, subject to the recommended standard conditions of consent.	Yes, subject to conditions.
5.2 Hazard and Pollution Management	New works relate to minor ancillary structures. Standard conditions of consent are included to ensure that the proposal will not result in adverse sedimentation impacts. With respect to the on-going operations, and associated hazard management, the CRC is required to operate in accordance with the CRC Handbook produced by the EPA. The development application is supported by the following documents: • Waste Management Plan	Yes

Provision	Comment	Complies
	• Preliminary Risk Management Plan • Preliminary Hazards Analysis • Flood Emergency Response Plan • Operational Management Plan • Air Quality Impact Assessment • Detailed Environmental Site Investigation The above-mentioned reports have identified operational requirements and recommendations to ensure that the proposed land use will not be of a risk to public or environmental health. Council's Environmental Health referrals raise no issue with the development subject to recommended conditions of consent. Acid sulphate soils and land contamination have been addressed in sections 8.7 and 8.4 of this report respectively.	
5.4 Environmental Performance	<u>Energy Efficiency</u> The Environmental Sustainability Improvement Plan prepared by City of Parramatta (submitted with the application) sets out the energy efficiency measures that will be incorporated into the CRC. This includes rooftop solar PV system with battery storage, LED lighting, EV charging infrastructure, and installation of a Power Factor Correction unit. Note: Rooftop Solar Panels have been approved under DA/626/2024. <u>Water Efficiency</u> The Environmental Sustainability Improvement Plan prepared by City of Parramatta (submitted with the application) identifies the installation of two rainwater tanks for flushing and outdoor taps. <u>Waste Management</u> A detailed Waste Management Plan (WMP) has been provided, outlining waste streams, quantities and methodology for reporting and collection by EPA contractors. The applicant has indicated that this is provided for by the CRC model and the site would be operated in accordance with the EPA Operations and Management Handbook (2nd Edition), or equivalent current version. General waste (i.e. generated by staff/office use) is collected separately via kerbside collection from Grose Street and will be subject to recommended conditions of consent.	Yes, subject to conditions
Part 6 – Traffic and Transport		
6.1 Sustainable Transport	No requirements for industrial development.	Yes

Provision	Comment	Complies
6.2 Parking and Vehicular access <u>Requirement:</u> 1 space per 300m² for warehouse = 452 x 1/300 = 1.5 spaces (2) 1 space per 40m² for Ancillary Office = 71 x 1/40 = 1.8 (2) Total = 3.3 (4) parking spaces.	The proposed CRC is a drive-through facility, with no visitor parking. Vehicles will enter the building via Grose Street, with entry managed via the implementation of a boom gate. Upon approach, a number plate recognition system automatically captures vehicle details, including postcode, allowing a faster turn-around for vehicle drop-offs. Vehicles will then be directed by staff to one of two lanes for depositing waste into dedicated bins, before exiting via Fennell Street as indicated by the image below:  Figure 12: Customer vehicle (Source: Drawing No. DA101 prepared by Bree Architects) Four (4) on-site parking spaces are located within the site (including one (1) DDA-compliant space) and will be retained for use by staff. Vehicle swept paths provided within the submitted Traffic Engineering Report (WSP, Revision D, dated 05/02/2025) identify and conclude that the proposed parking and drive-through arrangements, including the accessible parking space available from Grose Street, are unobstructed, and vehicles (both B88 and HRV) are able to enter and leave in a forward direction. Council's Traffic Engineer has reviewed the application and considered that based on the facility being primarily a drive through facility, and there are only a maximum of three staff on site that it is not expected to generate a long term parking demand. Furthermore the car parking spaces provided are consistent with the AS standards. <u>Vehicle Queuing</u> Council's Traffic Engineer's key concern related to cars queuing under a 'worst case scenario' – weekends and post Christmas as detailed below: <u>Weekends</u> Based on the Liverpool CRC facility and the numbers of cars received on busiest days of Saturday and Sunday, during the 98th percentile queue length would potentially block the footpath along Grose Street. To mitigate against this, the proposal has introduced a third overflow lane on the outside of the warehouse which can accommodate three vehicles at a time. A roller door has been constructed	Yes, subject to recommended conditions of consent.

Provision	Comment	Complies
	so that waste drop offs can occur from this overflow lane if required. <i>Post-Christmas</i> Based on Liverpool CRC Facility, drop off of e-waste and cardboard are high after the Christmas period. Sometimes this results in 240m of queuing. Council's Traffic Engineer recommends that in order to manage this the applicant will be required to install traffic control and restrict right turns and remove on street parking on the northside of Grose Street west of the site for vehicles to queue. Traffic controllers will be required to manage the roundabout in Grose/Butler Streets to ensure the intersection is clear of traffic. It is recommended that a condition of consent be placed to submit a revised Traffic Management Plan (every year for the first three years) for Council to review and endorse which addresses this worst case scenario. <u>Loading Provisions</u> EPA trucks to collect the various waste streams will enter via Grose Street and use the lane to the west of the warehouse building to access the loading area. Concern from Council's Traffic Engineer that the truck reversing into the dedicated loading area will create a conflict with vehicles leaving the site. It is recommended that this matter be address via condition in the Traffic Management Plan to be submitted to Council. <u>On Street Parking Impacts</u> The submitted Traffic Engineering Report considers the use of the pedestrian area, generally, as "<i>likely short-stay car parking demand</i>", noting most activity within the pedestrian area would occur during weekends. Spot surveys of available parking identified no less than 7 available public parking spaces on weekdays; and a substantially greater availability of parking on weekends. Council's Traffic Engineer considers that the parking demand generated by the proposed facility itself would be negligible and it is not considered necessary to change any on-street parking. The consideration of additional shorter stay sign-posted parking was considered in a Pre-DA for the application, however it was further clarified by Council that the provision of short stay signposted parking to Fennell Street for the ancillary facilities is not considered appropriate, as this constrains parking for the other businesses in the area and wider public use. Further, the provision of such falls outside of the scope of works proposed under this application and is a consideration for the Parramatta Traffic Committee.	

Provision	Comment	Complies
6.3 Bicycle Parking	The proposal includes bicycle parking/storage spaces within the pedestrian area. One (1) space is required per the DCP, with the development providing three (3).	Yes
6.4 Loading and Servicing	Trucks to remove materials from the site will enter from the same driveway as patrons in Grose Street. They will then use the laneway to the west of the building to access the loading area which is towards the rear of the site. It is noted that this will occur on an as needed basis and it will not be possible to ensure trucks do not arrive to the site during peak periods. This process may affect the service capacity of the site during the loading process, and vehicles leaving the site will need to wait for the truck to reverse into the dedicated loading area. These issues will need to be managed as part of a detailed Traffic Management Plan to be submitted to Council. This requirement is incorporated into a recommended condition of consent. A Loading and Servicing Management Plan (WSP, Revision 03, dated 03/02/2025) was submitted with the application, detailing that during loading/unloading of waste stillages, one internal collection lane and the external lane will be temporarily closed: 	Yes Subject to recommended conditions of consent.

10. Environmental Planning and Assessment Regulation 2021

Clause 45, Part 2 of Schedule 3 of the *Environmental Planning and Assessment Regulation 2021* defines waste management facilities or works as designated development under certain criteria. The proposed facility meets the designated development criteria as under subclause 4: “Development for the purposes of a waste management facility or works is designated development if the facility or works are located— (e) on a floodplain,”

Division 5 of the Regulation outlines requirements for development applications for designated development. The following Table indicates compliance with these requirements.

Section/ Clause	Requirement	Compliance
56(2), (3) (4)	(2) As soon as practicable after a development application is lodged, the consent authority must—	Yes. A notice was placed on Council’s website and NSW Planning Portal, and the

	(a) publish notice of the application on the consent authority's website, and (b) give notice of the application to— (i) the public authorities that, in the consent authority's opinion, may have an interest in the determination of the application, and	relevant authorities were notified either via email or via the Planning Portal.
	(6) The notice under subsection (2)(a) and (b) must contain the following information— (a) a description and address of the land on which the development will be carried out, (b) the name of the applicant and the consent authority, (c) a description of the development, (d) whether the development is designated development, nominated integrated development, threatened species development, Class 1 aquaculture development or State significant development, (e) a statement that the application and the documents accompanying the application, including any environmental impact statement, are available on the consent authority's website for the minimum period required under the Act, (f) a statement that a person may, during the public exhibition period, make submissions to the consent authority about the application and that the submissions must specify the grounds of objection, if any, (i) for designated development— (i) a statement that, unless the Independent Planning Commission has held a public hearing, a person who objected to the development by making a submission and who is dissatisfied with the determination of the consent authority to grant development consent, may appeal to the Court, and (ii) a statement that, if the Independent Planning Commission holds a public hearing, the Commission's determination of the application is final and not subject to appeal.	Yes, the notice included the required information.

58	58 Exhibition of notice of designated development application A notice for a development application for designated development must be exhibited on the land to which the development application relates and must— (a) be displayed on a signpost or board, and (b) be clear and legible, and (c) have the heading “DEVELOPMENT PROPOSAL” in capital letters and bold type, and (d) contain the following information— (i) a statement that the development application has been lodged, (ii) the name of the applicant, (iii) a brief description of the development application, (iv) a statement that the development application and the documents accompanying the development application, including any environmental impact statement, are available on the consent authority’s website for the minimum period required under the Act for designated development, and (e) if practicable, be able to be read from a public place.	Yes, the notice which was displayed during the public exhibition period was worded consistent with the Regulations.
60	60 Submissions about designated development to be given to Planning Secretary The consent authority must, immediately after the public exhibition period for a development application for designated development, give a copy of any submissions to the Planning Secretary, unless the Minister is the consent authority.	Yes, the Department has written to Council (dated 14 April 2025) stating that it has reviewed the submissions.
66A	66A Council-related development applications—the Act, s 4.16(11) (1) A council-related development application must not be determined by the consent authority unless— (a) the council has adopted a conflict of interest policy, and (b) the council considers the policy in determining the application.	Yes, Council is managing potential conflict of interest in this matter in accordance with Council’s ‘Managing Conflict of Interest with Council-related Developments Policy’ as follows: - The application will be referred to the Sydney Central City Planning Panel

		to determine the development application. - Council development assessment staff will not assess the application. - An independent consultant Town Planner has been engaged to assess the development application who was not involved with the preparation of the application. - A private certifier will be engaged to undertake the certification for the development. - A statement to how any potential conflict of interest is managed was uploaded to Council's website (DA Tracker)
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Additional applicable regulation considerations including demolition, fire safety, fire upgrades, compliance with the Building Code of Australia, PCA appointment, notice of commencement of works, sign on work sites, critical stage inspections and records of inspection have been conditioned appropriately.

11. The likely impacts of the development

The likely impacts of the development have been considered in the assessment of the proposed development against the relevant controls. The proposal is suitable having regard to its context, impact upon the natural and built environment and surrounding land uses. The proposal is likely to have a positive social and economic impact and is suitably located within an existing industrial estate with adequate vehicular access via the existing road network and separation to residences nearby.

The proposed development complies with the applicable planning instruments, objectives of each standard, and controls. All relevant issues regarding environmental impacts of the development are discussed elsewhere in this report, including the natural and built environment impacts. In the context of the site and the assessments provided by Council's experts, the development is considered satisfactory in terms of environmental impacts and can be considered for support.

12. Site suitability

The subject site is suitably zoned for the proposed use as a community recycling centre. The design and siting of the development is considered responsive to the site attributes, and the development is responsive to the desired character of area in accordance with the zone objectives. The development results in an acceptable design outcome and will contribute positively to the industrial streetscape.

13. Public Notification and Submissions

The application was notified in accordance with the City of Parramatta Community Engagement Strategy 2024-2028 – Appendix 1: Consolidated Notification Requirements and the requirements of Section 4.16 of the Environmental Planning and Assessment Act 1979 and Division 5 of the Environmental Planning and Assessment Regulation 2021, as follows:

- The application was placed on public exhibition for 28 days;
- Surrounding properties were notified via letter; and
- A notification sign was placed on the site both on the Grose Street and Fennell St frontages; and
- Details of the application were published on Council website.

In response to the notification three (3) submissions were received. Issues raised in the public submissions and response are summarised in the Table 2 below:

Table 2: Summary of public submissions to the proposal

Issues (Number of times raised)	Comment
Proximity to residential area, children's playground, child care centres and primary schools – safety and environmental impact concerns. (2)	The nearest sensitive land uses are (by road travel distance): Playground – 50m to the west Child Care Centres – 280m to the south-west Primary School – 550m to the north-east No primary school is within a direct route between Victoria Road and the proposed CRC. The operations of the CRC are overseen by the EPA. All relevant waste streams will be elevated above the flood level to ensure no potential for contamination into waterways. All waste streams are monitored and recorded. Both the submitted Traffic Engineering Report and the Loading & Servicing Management Plan detail that trucks in particular, will exit to the east out of Fennell Street, thus avoiding the immediate playground and nearest child care centre. Vehicle and truck movements are further subject to a Traffic Management Plan (TMP), which, per the recommended conditions of consent, will be required to put safety measures in place for vehicle arrivals and departures as well as be reviewed and updated annually.
Noise and traffic generation to nearby	The development application is supported by

residences. (1)	a Noise Impact Assessment (WSP, Revision E, dated February 2025) that concludes that the site will generate negligible noise and vibration impacts. Additionally, no issue has been raised from Council’s Environmental Health Officer, subject to recommended conditions of consent. Vehicle and truck movements are further subject to a Traffic Management Plan (TMP), which, per the recommended conditions of consent, will be required to put safety measures in place for vehicle arrivals and departures as well as be reviewed and updated annually.
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14. Public interest

The public interest is an overarching requirement, which includes the consideration of the matters discussed in this report. Implicit to the public interest is the achievement of future built outcomes adequately responding to and respecting the future desired outcomes expressed in environmental planning instruments and development control plans. For reasons discussed throughout this report, the proposal would not be contrary to the public interest.

The application is considered to have satisfactorily addressed Council’s and relevant agencies’ criteria and would provide a development outcome that will result in a positive impact for the community. The CRC aims to reduce waste and encourage recycling by providing greater access to recycling facilities, to support Council’s Environmental Sustainability Strategy goal to increase diversion from landfill rates to 85% by 2038. The CRC also aims to raise community awareness by engaging householders in good management of resource recovery and disposal options for their household waste. Accordingly, it is considered that the approval of the proposed development would be in the public interest.

15. Development contributions and Planning Agreements

The City of Parramatta (Outside of Parramatta) CBD Contributions Plan 2021 (Amendment No. 1) applies to the land. Section 1.3 of the Plan outlines the development that is exempt from its provisions, including “Development undertaken by or on behalf of Council including for works listed in the works program in Appendix F of this Plan” (underline for emphasis). Therefore, as the proposal is for Council works, contributions do not apply.

No planning agreement is associated with the subject application.

The NSW Government Housing and Productivity Contribution is not applicable to this application as there is no increase in industrial or commercial floorspace.

16. Summary and conclusion

The application has been assessed relative to section 4.15 of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls.

Having regard to the assessment of the proposal in this report, the proposal is considered to be suitable for approval for the following reasons:

- The facility is located adjacent to compatible surrounding issues and will provide acceptable levels of amenity.
- The development has been satisfactorily designed as to minimise potential adverse impacts.
- The development is consistent with the intentions of the relevant planning controls and represents a form of development contemplated by the relevant statutory and non-statutory controls applying to the land. The proposal has demonstrated a satisfactory response to the objectives and controls of the applicable planning framework.
- The proposal is a facility which will serve the local and broader community.
- For the reason above, the proposal is in the public interest.

For these reasons, it is considered that the proposal **is** satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979 and is recommended for approval subject to conditions of consent.

17. Recommendation

- A. **That** the Sydney Central City Planning Panel, as the consent authority, approve Development Application No. DA/94/2025 a waste or resource transfer station and associated alterations for the purposes of operating as a Community Recycling Centre at 89 Fennell Street Parramatta (Lot 417 DP 1167391), for a period of five (5) years from the date on the Notice of Determination, subject to the conditions under Appendix 1.
- B. **That** submitters be notified of the decision.