



**DETERMINATION AND STATEMENT OF REASONS**  
SYDNEY CENTRAL CITY PLANNING PANEL

<b>DATE OF DETERMINATION</b>	4 August 2025
<b>DATE OF PANEL DECISION</b>	4 August 2025
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Steve Murray, David Ryan
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	Sameer Pandey declared a conflict of interest as City of Parramatta Council is the applicant Michael Ng declared a conflict of interest as this is on Council land and is a Council project

Papers circulated electronically on 31 July 2025.

**MATTER DETERMINED**

PPSSCC-655 – City of Parramatta – DA/94/2025 – 89 Fennell Street North Parramatta – 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.

**PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6 and the material listed at item 7 in Schedule 1.

**Development application**

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report which have been summarised below:

*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.

## CONDITIONS

The Development Application was approved subject to the conditions in the Council Assessment Report.

## CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions made during public exhibition. The Panel notes that issues of concern included:

- Proximity to residential area, children's playgrounds, childcare centres and schools
- Noise and traffic generation to nearby residences

The Panel considers that concerns raised by the community have been adequately addressed in the Assessment Report.

PANEL MEMBERS	
Abigail Goldberg (Chair) 	Steve Murray 
David Ryan 	

**SCHEDULE 1**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSSCC-655 – City of Parramatta – DA/94/2025
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	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.
<b>3</b>	<b>STREET ADDRESS</b>	89 Fennell Street North Parramatta
<b>4</b>	<b>APPLICANT/OWNER</b>	Applicant/Owner: City of Parramatta Council
<b>5</b>	<b>TYPE OF REGIONAL DEVELOPMENT</b>	Designated development - waste management facility or works
<b>6</b>	<b>RELEVANT MANDATORY CONSIDERATIONS</b>	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Planning Systems) 2021</li> <li>○ State Environmental Planning Policy (Transport and Infrastructure) 2021</li> <li>○ State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>○ State Environmental Planning Policy (Industry and Employment) 2021</li> <li>○ State Environmental Planning Policy (Biodiversity and Conservation) 2021</li> <li>○ Parramatta Local Environmental Plan 2023</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2023</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
<b>7</b>	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council Assessment Report: 16 July 2025</li> <li>• Written submissions during public exhibition: Three (3)</li> <li>• Total number of unique submissions received by way of objection: Three (3)</li> </ul>
<b>8</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>9</b>	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report