

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-78
DA Number	2019/0480
LGA	Cumberland City Council
Proposed Development	Alterations to an existing industrial premise and use as a waste management facility including construction of a weigh bridge. The proposal is classified as Designated Development under the provisions of the Environmental Planning and Assessment Regulation 2000.
Street Address	84 Percival Road, Smithfield
Applicant	Dvyne Design JT Pty Limited
Owner	MTR Property Pty Limited
Date of DA lodgement	16 December 2019
Number of Submissions	Nil
Recommendation	Approval via deferred commencement
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011)	The application is referred to the Panel in accordance with Clause 7(c) – Particular designated development of Schedule 7 Regional significant development to <i>State Environmental Planning Policy (State and Regional Development) 2011</i> , as the proposed development is for the purposes of a waste management facility which meet the requirements for designated development under Clause 32 of Schedule 3 – Designated Development to the <i>Environmental Planning and Assessment Regulation 2000</i> .
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning & Assessment Regulation 2000 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy No 33 – Hazardous and Offensive Development • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 • Greater Metropolitan Regional Plan No 2 – Georges River Catchment • Holroyd Local Environmental Plan 2013 • Holroyd Development Control Plan 2013
1. List all documents submitted with this report for the Panel's consideration	<ol style="list-style-type: none"> 1. Environmental Planning and Assessment Regulation 2000 (Designated Development assessment) 2. Environmental Planning and Assessment Act 1979 (Integrated Development assessment) 3. Greater Metropolitan Regional Environmental Plan compliance table 4. Holroyd Local Environmental Plan 2013 compliance table 5. Holroyd Development Control Plan 2013 compliance table 6. Draft Notice of Determination 7. Architectural plans 8. Environmental Impact Statement (EIS) prepared by Think Planners – including Planning Secretary's Environmental Assessment Requirements (SEARs) 9. Environmental Assessments prepared by Benbow Environmental to support the EIS 10. Traffic & Parking Impact Assessment prepared by ML Traffic Engineers 11. Traffic Statement dated 15 April 2020 prepared by Multipro Consultants Pty Ltd in response to Council's letter 12. Weighbridge Specifications 13. Noise Impact Assessment 14. Flood Study and Flood Risk Management Plan 15. Transport for NSW Correspondence dated 30 March 2020 16. NSW Environment Protection Authority Correspondence dated 24 March 2020
Clause 4.6 requests	Nil
Summary of key submissions	Nil
Report prepared by	Diep Hang, Senior Development Planner
Report date	4 June 2020

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?	Yes
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Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?	Yes
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e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?	Not Applicable
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Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?	No
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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?	No
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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