

## COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSSH-19
DA Number	DA2020/0017
LGA	Georges River Council
Proposed Development	<p>A Designated Development proposal seeking approval for the construction of a Resource Recovery Facility that will receive, sort and process a total of 35,000 tonnes of dry, general solid waste (non-putrescible) per annum as defined by the NSW Protection of the Environment Operations Act, 1997.</p> <p>The development involves the construction of a fully equipped, purpose built industrial warehouse to house recycling machinery including a weighbridge and a two-storey gatehouse containing offices and associated amenities along the eastern side of the entry. The western side of the site is to largely remain vacant for use as a waiting bay with the inclusion of a total of thirteen (13) on grade car parking spaces.</p> <p>A 24 hour operation is proposed with standard hours being 6am to 5.30pm Monday to Saturday. No operation is proposed on Sundays and Public Holidays. Some deliveries of waste are proposed after hours (5.30pm -6am), however this waste will only be stored at the site not processed during these times.</p> <p>A total of ten (10) persons are proposed to be employed at the site and the proposal includes some tree loss and includes new replacement landscaping, fencing and associated site works.</p>
Street Address	2F The Crescent, Kingsgrove
Applicant/Owner	W & J Lee Property Investments Pty Ltd
Date of DA lodgement	20 January 2020
Number of Submissions	Original notification/advertising – Seven (7) unique submissions received. One (1) adjoining neighbour submitted two (2) separate letters.
Recommendation	Approval – Deferred Commencement consent
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	<p>The development falls within Part 4, Clause 20 of the State Environmental Planning Policy (State and Regional Development) which defines what is Regional Development.</p> <p>The development is categorised as a particular “designated development type” in accordance with Schedule 7, which includes  <i>“waste management facilities or works which meet the requirements for designated developments under clause 32 of Schedule 3 to the Environmental Planning and Assessment Regulations 2000”.</i></p> <p>Clause 32, Schedule 3 of the Environmental Planning and Assessment Regulation, 2000 defines the designated development categories and the subject proposal fits into the definition in Clause 32 (b) which relates to waste management facilities or works;  <i>“that sort, consolidate or temporarily store waste at transfer stations or materials recycling facilities for transfer to another site for final disposal, permanent storage, reprocessing, recycling, use or reuse and—</i>  <i>(i) that handle substances classified in the Australian Dangerous Goods Code or medical, cytotoxic or quarantine waste, or</i>  <i>(ii) that have an intended handling capacity of more than</i></p>

	<i>10,000 tonnes per year of waste containing food or livestock, agricultural or food processing industries waste or similar substances, or (iii) that have an intended handling capacity of more than 30,000 tonnes per year of waste such as glass, plastic, paper, wood, metal, rubber or building demolition material”.</i>
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Act 1979.</li> <li>• Environmental Planning and Assessment Regulation 2000.</li> <li>• State Environmental Planning Policy No 55 – Remediation of Land.</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011</li> <li>• State Environmental Planning Policy No.33 – Hazardous and Offensive Development</li> <li>• State Environmental Planning Policy (Infrastructure)</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017</li> <li>• State Environmental Planning Policy No.64 (Advertising and Signage)</li> <li>• State Regional Environmental Plan No 2 – Georges River Catchment.</li> <li>• State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017.</li> <li>• Draft Environment State Environmental Planning Policy</li> <li>• Hurstville Local Environmental Plan 2012.</li> <li>• Hurstville Development Control Plan 2013.</li> <li>• Georges River Section 94A Contribution Plan.</li> <li>• Draft Georges River Local Environmental Plan 2020</li> <li>• Interim Georges River Development Control Plan</li> </ul>
List all documents submitted with this report for the Panel’s consideration	<ul style="list-style-type: none"> <li>• Survey Plan</li> <li>• Architectural Plans</li> <li>• Landscape Plan</li> <li>• Amended Stormwater details</li> <li>• Amended Noise Impact Assessment dated October 2020</li> <li>• Preliminary Site Investigation dated November 2020</li> <li>• Soil and Water Report dated April 2020</li> <li>• BCA Assessment Report dated 8 October 2019</li> <li>• Reflectivity Report dated December 2019</li> <li>• Flora and Fauna Assessment dated December 2019</li> <li>• Arboricultural Assessment dated 20 December 2019</li> <li>• Traffic and Parking Assessment dated 12 December 2019</li> <li>• Air Quality Assessment dated December 2019</li> <li>• Geotechnical Report dated 5 March 2020</li> <li>• Environmental Impact Assessment dated January 2020 and associated Appendices</li> </ul>
Report prepared by	Larissa Ozog
Report date	3 December 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

#### Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

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

#### Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

N/A

**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

**No**

*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions*

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**Conditions**

Have draft conditions been provided to the applicant for comment?

**No**

*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*