



<b>DATE OF DEFERRAL</b>	21 December 2020
<b>PANEL MEMBERS</b>	Helen Lochhead (Chair), Stuart McDonald, Nick Katris
<b>APOLOGIES</b>	Con Hindi
<b>DECLARATIONS OF INTEREST</b>	Heather Warton - I have a Conflict of interest (as I do work for the council on contract, also I am friends with the assessment planner).

Papers circulated electronically on 10 December 2020.

**MATTER DEFERRED**

PPSSSH-19 – GEORGES RIVER – DA2020/0017

2F The Crescent Kingsgrove NSW 2208

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.

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.

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.

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 (as described in Schedule 1).

**REASONS FOR DEFERRAL**

The panel agreed to defer the determination of the matter pending satisfactory resolution of the design to ensure that all operations can be managed on site, including all necessary vehicular movements required for the facility operations. The Panel was of the view that this had not been demonstrated. The Panel resolved to refer the matter back to Council to resolve acceptable design amendments to address these issues in consultation with the applicant.

When this information has been received, the panel will determine the matter electronically.

The decision to defer the matter was unanimous

<b>PANEL MEMBERS</b>	
 Helen Lochhead (Chair)	 Stuart McDonald
 Nick Katris	

**SCHEDULE 1**

<b>1</b>	<b>PANEL REF – LGA – DA NO.</b>	PPSSSH-19 – GEORGES RIVER – DA2020/0017
<b>2</b>	<b>PROPOSED DEVELOPMENT</b>	<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>
<b>3</b>	<b>STREET ADDRESS</b>	2F The Crescent, Kingsgrove
<b>4</b>	<b>APPLICANT/OWNER</b>	W & J Lee Property Investments Pty Ltd
<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>• 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>• Hurstville Local Environmental Plan 2012.</li> <li>• Georges River Section 94A Contribution Plan.</li> <li>• Interim Georges River Development Control Plan</li> </ul> </li> <li>• Draft environmental planning instruments: <ul style="list-style-type: none"> <li>• Draft Environment State Environmental Planning Policy</li> <li>• Draft Georges River Local Environmental Plan 2020</li> </ul> </li> <li>• Development control plans: <ul style="list-style-type: none"> <li>• Hurstville Development Control Plan 2013.</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> </ul>

		<ul style="list-style-type: none"> <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: 3 December 2020</li> <li>• Written submissions during public exhibition: 7</li> </ul>
<b>8</b>	<b>MEETINGS AND SITE INSPECTIONS BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Briefing: 13 May 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Con Hindi, Nick Katris</li> <li>○ <u>Council assessment staff</u>: Larissa Ozog</li> </ul> </li> <li>• Final briefing to discuss council's recommendation: 16 December 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Con Hindi</li> <li>○ <u>Council assessment staff</u>: Larissa Ozog</li> </ul> </li> </ul>
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Deferral
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report