

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 16 November 2020, 3:17pm and 3:55pm
LOCATION	Teleconference Call

BRIEFING MATTER(S)

PPSSWC-108 – Penrith – DA20/0589 – 1-21 GRADY CRESCENT ERSKINE PARK 2759 – Integrated Development - Alterations & Additions to an Existing Warehouse & Use of Premises as Waste Management Facility (Tyre Recycling Facility) Operating 24 hours, 7 days per week.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Clare Brown, Nicole Gurran, Ross Fowler and Jeni Pollard
APOLOGIES	Glenn McCarthy
DECLARATIONS OF INTEREST	None

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Kathryn Saunders
OTHER	Melissa Felipe – Panel Secretariat

KEY ISSUES DISCUSSED

- The application discloses no significant building works other than a new air filtration system.
- The Applicant asserts that the proposal is not designated development as the volume threshold will not be reached.
- An EPA licence is however required.
- The DA was referred to the RMS as traffic generating development. A reply is yet to be received but no particular traffic issues are expected to arise.
- Noise and odour are significant potential issues, but the Panel understands that Council expects they can be managed. The EPA licence will presumably address those issues.
- For the purposes of SEPP 33, the issue of whether the application is likely to be hazardous or offensive should be addressed in the SEE, so it can be considered in the Council assessment report. Any assertion that the facility will not be offensive or hazardous should be substantiated by the Applicant by sufficient explanation of what noise, odour and other impacts can be expected, and how they will be managed.
- The Panel understands that it is proposed that the whole of the operation is to be conducted within the building. An improved layout plan should be provided to show how that can be achieved, noting that the plan provided in the SEE does not appear to allow for the full range of operations likely to be required to carry out the proposed processing use. The plans should be legible with an

appropriate scale, showing the location of equipment and processing facilities, vehicle access within the site and the building, any physical alterations to the building layout, facades and roof line.

- The conditions on any recommendation for approval should be clear as to the operation being conducted entirely within the building, or alternatively clear as to any activities which may acceptably be carried out outside.
- The Panel noted that the applicant has advised that it is reducing the scale of the development currently conducted in St Marys. The Panel would ordinarily expect that the introduction of new more efficient equipment would allow increased output. For that reason caution should be taken during the assessment to ensure that the proposed output is practical and workable, and that the conditions are enforceable to protect against exceedance of the scale of the permitted operation.

TENTATIVE PANEL MEETING DATE: Provided that these matters can be suitably resolved, the matter is likely to be suitable for electronic determination.