

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-530
DA Number	DA25/0025
LGA	Penrith City Council
Proposed Development	Designated Development – Alterations and additions to an existing Resource Recovery Facility including increase in production rates, addition of new shed area, installation a weighbridge, demolition of office, amenities and office fit out, installation of processing equipment and provision of separate waste storage bays and new car parking.
Street Address	29-31 & 313-37 Plasser Crescent NORTH ST MARYS NSW 2760
Applicant/Owner	Raymond Nassif J & M Nassif Property Group Pty Ltd
Date of DA lodgement	14 January 2025
Number of Submissions	0
Recommendation	Approval
Regional Development Criteria Schedule 6 of the SEPP (Planning Systems) 2021	7 Particular Designated development: Development for the purposes of: <i>(c) waste management facilities or works, that meet the requirements for designated development under the Environmental Planning and Assessment Regulation 2021, Schedule 3, section 45.</i>
List of all relevant s4.15(1_(a) matters of the EP&A Act 1979	• Relevant environmental planning instruments: - State Environmental Planning Policy (Biodiversity and Conservation) 2021 - State Environmental Planning Policy (Planning Systems) 2021 - State Environmental Planning Policy (Precincts—Western Parkland City) 2021 - State Environmental Planning Policy (Remediation of Land) 2021 - State Environmental Planning Policy (Transport and Infrastructure) 2021 - Penrith Local Environmental Plan 2010 • Relevant development control plan - Penrith Development Control Plan 2014
List all documents submitted with this report for the Panel's consideration	• Environmental Impact Statement prepared by Jackson Environment and Planning Pty Ltd, Final, dated 22/11/2024 • Site Survey prepared by AB Dimensions Pty Ltd drawing number A1-22012-1 dated 24/05/23 • Community Consultation Plan prepared by Jackson Environment and Planning Pty Ltd, Version V1.4, dated 9/12/2024 • Waste Minimisation and Management Plan prepared by Jackson Environment and Planning Pty Ltd, Final, dated 28/11/2024 • Fire Safety Advice prepared by Lethlean Fire and Environment dated 17 October 2024 • Fire Incident Management Plan prepared by Riskcon Engineering, Rev 6, dated 20 November 2024 • Air Quality Impact Assessment prepared by RWDI Australia Pty Ltd Ref: RWDI#2405613, Rev C, dated 25 November 2024 • Noise and Vibration Impact Assessment prepared by RWDI Australia Pty Ltd Ref: RWDI#2405613, Rev C, dated 25 November 2024 • Soil and Water Impact Assessment prepared by Sustainability Workshop, Issue C, dated 24/07/24 • Civil and Stormwater Plans prepared by Sustainability Workshop, Rev 2, dated 30/07/24

	• Traffic Impact Assessment prepared by SECA Solution, Ref P2376, Version Ver02, date 31 July 2024 • Visual Impact Assessment prepared by Jackson Environment and Planning Pty Ltd, Final, dated 28/11/2024 • Stormwater System Maintenance Schedule prepared by Sustainability Workshop dated 5 May 2025 Rev A • Architectural Plans prepared by Design Corp Architects, Issue G, dated 12 August 2025 and Swept Paths • Landscape Plans prepared by The Landscape Architecture, Rev F, dated 04/08/2025 • EPA Determination Letter • TfNSW Agency Determination Letter
Report prepared by	Natalie Piggott, Senior Development Assessment Planner
Report date	8 October 2025

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? **Not Applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? **No**

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? **Yes**

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