



DATE OF DETERMINATION	24 October 2025
DATE OF PANEL DECISION	24 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Louise Camenzuli, David Kitto, Ross Fowler, Carlie Ryan
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 20 October 2025.

MATTER DETERMINED

PPSSWC-530 – Penrith – DA25/0025 – 29-31 & 33-37 Plasser Crescent North, St Marys - Designated Development – Alterations and additions to an existing Resource Recovery Facility to increase processing rates to 99,000 tonnes of demolition and construction waste a year. The development includes the demolition of existing offices, development of a new shed and ancillary infrastructure and installation of new processing plant.

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6, the material listed at item 7 and the material presented in Schedule 1.

Development application

The Panel determined to approve the development application (DA) pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the DA for the reasons outlined in Council's assessment report.

In particular, the Panel concluded that:

- The development is consistent with the provisions of the relevant environmental planning instruments, including *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, *State Environmental Planning Policy (Transport and Infrastructure) 2021*, *State Environmental Planning Policy (Resilience and Hazards) 2021*, *State Environmental Planning Policy (Precincts - Western Parkland City) 2021* and *Penrith Local Environmental Plan 2010*
- The Environment Protection Authority has granted its general terms of approval for the development under the *Protection of the Environment Operations Act 1997*
- Although the LEP prohibits the development in the E4 General Industrial zone, the development is permissible with consent under Section 2.153 of the Transport & Infrastructure SEPP and is also consistent with the objectives of the LEP zone
- Apart from parking supply, the development complies with the relevant requirements in the *Penrith Development Control Plan 2014*
- The proposal to supply 11 instead of 18 car spaces is justified given the low employment rates of the development; and to ensure this remains the case, the conditions restrict the number maximum number of employees allowed on site to 10

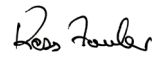
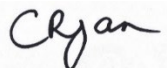
- The development will have a neutral and beneficial impact on the Hawkesbury-Nepean catchment, consistent with the requirements in *State Environmental Planning Policy (Biodiversity and Conservation) 2021*
- The site is suitable for the development, and the conditions include a chance finds protocol which will be implemented in the unlikely event that contaminated material is discovered during the carrying out of the development
- The other impacts of the development are minor, principally because all resource recovery operations will be carried out within the buildings on site, and can be suitably controlled via the conditions
- The conditions require the relevant developer contributions to be paid
- The development will promote the recycling of construction and demolition waste in the rapidly growing Western Sydney, and is consistent with the strategic planning objectives for the area
- The development is in the public interest.

CONDITIONS

The DA was approved subject to the conditions in Council's assessment report.

CONSIDERATION OF COMMUNITY VIEWS

Council exhibited the DA from 10 March 2025 to 4 April 2025 and received no submissions.

PANEL MEMBERS	
Justin Doyle (Chair) 	Louise Camenzuli 
David Kitto 	Ross Fowler 
Carlie Ryan 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-530 – Penrith – DA25/0025
2	PROPOSED DEVELOPMENT	Designated Development – Alterations and additions to an existing Resource Recovery Facility to increase processing rates to 99,000 tonnes of demolition and construction waste a year. The development includes the demolition of existing offices, development of a new shed and ancillary infrastructure, and installation of new processing plant.
3	STREET ADDRESS	29 Plassar Crescent North, St Marys
4	APPLICANT/OWNER	Applicant: Nassif Civil Pty Ltd Owner: J & M Nassif Property Group Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	• 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 • Draft environmental planning instruments: Nil • Development control plans: ○ Penrith Development Control Plan 2014 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 8 October 2025 • Written submissions during public exhibition: 0
8	COUNCIL RECOMMENDATION	Approval
9	DRAFT CONDITIONS	Attached to the council assessment report