

Planning Assessment Commission's determination of the Materials Recycling Facility, Moorebank: An overview

The NSW Planning Assessment Commission has determined that the Moorebank Materials Recycling Facility can be approved, with stringent conditions.

The Commission acknowledges the many issues raised by the local community in opposing the development, including by the Liverpool City Council and all of the speakers at the public meeting. The Commission listened to these concerns, considered them carefully and has addressed them in its Determination Report.

In determining the application the Commission has particularly noted the key points raised in meetings and submissions. Principal among these was the compatibility of the development with current and future of the land uses.

The Council and community argued that the Moorebank site and its immediate surroundings alongside the Georges River have been undergoing regeneration and should now be part of a greater vision of residential and recreational development. They contended that even though the proposed development might be permitted by the current zoning, the development would be 'wrong' for the area and incompatible with current strategic thinking for Moorebank and its residents.

Despite these heart felt concerns, the Commission is conscious that under the *Liverpool Local Environmental Plan 2008* (LEP 2008), the site is zoned EN2 *Environment conservation*. Under Clause 11 of Schedule 1 of the LEP, a resource recovery facility is permitted with consent on the site, as long as consent is granted prior to 1 September 2018. In these circumstances, it is clear to the Commission that the resource recovery facility is a permitted land use for this site.

Other matters raised during the assessment process included: road access and traffic; air quality and health concerns; noise impacts and flooding. The Commission addressed all these issues within the determination report, and found that they could be managed by the conditions included with the approval. The Commission notes that the dust and noise levels are within the acceptable criteria outlined in the relevant air quality and noise policies.

The Commission has requested that an additional condition be included in the consent that requires a roundabout or suitable alternative treatment be designed and constructed at the intersection of the link road and Brickmakers Drive in accordance with AS 2890.1 – 2004 and AS 2890.2 – 2002.

Determination

After careful consideration of the issues, the Commission has determined to approve the Materials Recycling Facility, Moorebank subject to comprehensive conditions and management requirements. The Commission's Determination Report and the Conditions of Consent are available on the Commission's website, www.pac.nsw.gov.au