

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held electronically between 7 December 2015 and 15 December 2015

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Linda McClure and Gail Giles-Gidney

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE085 – Willoughby - DA2015/264 - Demolition of the existing structure and construction of a Waste Management facility and associated works - 10 McLachlan Avenue, Artarmon as described in Schedule 1.

Date of determination: 15 September 2015

Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.

Reasons for the panel decision:

The panel adopted the assessment of those matters in the Council Assessment Report for the following reasons:

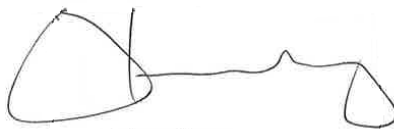
1. The application is acceptable for a waste transfer facility, subject to the recommended conditions of consent to manage the likely impacts of the proposed development, including traffic and other environmental outcomes.
2. The proposed development is compatible with other industrial uses in the locality and the IN1- General Industrial Zone.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report.

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Linda McClure



Gail Giles-Gidney

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE085 – Willoughby - DA2015/264
2	Proposed development: Demolition of the existing structure and construction of a Waste Management facility and associated works
3	Street address: 10 McLachlan Avenue, Artarmon
4	Applicant: STIMSON & BAKER PLANNING/ DAKALA PTY LIMITED
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • SEPP (Infrastructure), SEPP (State & Regional Dev), SEPP (33), • SEPP (55), WLEP 2012. • Draft WLEP 2012 – House Keeping Amendments • Willoughby Development Control Plan 2005 • S94A Developer's Contribution Plan • Protection of the Environment Operations Act 1997 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated: 4 December 2015 Written submissions during public exhibition: Nil
8	Meetings and site inspections by the panel: Briefing Meeting on 10 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report