

COUNCIL ASSESSMENT REPORT

Panel Reference	2015SYW161
DA Number	JRPP-15-1516
LGA	Blacktown
Proposed Development	A resource recovery facility to recycle slurry
Street Address	144-146 Riverstone Parade, Riverstone
Applicant/Owner	Slurry Recyclers Pty Ltd
Date of DA lodgement	8 July 2015 (owner's consent received 13 August 2015)
Number of Submissions	2
Recommendation	The Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the conditions held at Attachment 1 of the JRPP report.
Regional Development Criteria (Schedule 4A of the EP&A Act)	Referred to the Joint Regional Planning Panel (JRPP) as the waste facility is classified as 'designated development' under Schedule 3, Clause 32 of the Environmental Planning and Assessment (EP&A) Regulation 2000
List of all relevant s79C(1)(a) matters	• Environmental Planning and Assessment Act 1979 (EPA Act) • State Environmental Planning Policy (State and Regional Development) 2011 • Protection of the Environment Operations Act 1997 (POEO Act) • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy No. 64 – Advertising and Signage (SEPP 64) • Blacktown Local Environmental Plan (BLEP) 2015 • Blacktown Development Control Plan 2015 (BDCP)
List all documents submitted with this report for the Panel's consideration	JRPP assessment report together with the following attachments: Attachment 1 – Draft conditions of consent Attachment 2 – Development application plans Attachment 3 – Secretary's Environmental Assessment Requirements 867 Attachment 4 – Section 79C consideration Attachment 5 – Environmental Protection Authority's General Terms of Approval Attachment 6 – Sydney Train's conditions Attachment 7 – Assessment of compliance with State Environmental Planning Policy 64 – Advertising and Signage Attachment 8 – Assessment of compliance with Blacktown Local Environmental Plan 2015 Attachment 9 – Assessment of compliance with Blacktown City Council Development Control Plan

Report prepared by	Rebecca Gordon
Report date	Submitted to the JRPP on 24 October 2016

Summary of s79C matters

Have all recommendations in relation to relevant s79C 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? **See section 6 of the report**
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)? **Yes**
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