

<b>DATE OF DETERMINATION</b>	14 May 2020
<b>PANEL MEMBERS</b>	Carl Scully (Chair), Roberta Ryan, Sue Francis, Mike Ryan, Vivienne Albin
<b>APOLOGIES</b>	Jan Murrell
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held via Microsoft Teams on 14 May 2020, opened at 12pm and closed at 12.10pm.

**MATTER DETERMINED**

PPSSEC-32 – Strathfield - DA2017/064/03 – 63-65 Cosgrove Road, Strathfield South – Section 4.55(2) Modification Application to modify existing waste transfer station by reducing the extent of building and available parking. (as described in Schedule 1)

**PANEL CONSIDERATION AND DECISION**

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

**Development application**

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

**REASONS FOR THE DECISION**

- The modification is substantially the same as that approved, both quantitatively and qualitatively
- The reduction in parking is relative to the reduction in staff and the changed operational practices, and is considered acceptable
- The internal rearrangement of equipment, removing the trommel from the Northern wall to the Western elevation is desirable
- The retention of trees number 6 and 7 is considered to be an improvement

**CONDITIONS**

The development application was approved subject to the conditions in the council assessment report, with the following amendment.

- Amend Condition 64 by the deletion of the following words *‘the premises must not open for business on Sundays or public holidays.’*

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the panel notes that no written submissions were made during public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Sue Francis	 Mike Ryan
 Vivienne Albin	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSEC-32 – Strathfield - DA2017/064/03
2	PROPOSED DEVELOPMENT	Modification Application to existing waste transfer station by reducing extent of building and available parking.
3	STREET ADDRESS	63-65 Cosgrove Road, Strathfield South
4	APPLICANT/OWNER	Ingham Planning Pty Ltd c/- Brett Brown
5	TYPE OF REGIONAL DEVELOPMENT	Designated development - waste management facility or works
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy No. 33 – Hazardous and Offensive Development</li> <li>○ Strathfield Local Environmental Plan 2012</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Strathfield Consolidated Development Control Plan 2005</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>• Coastal zone management plan: Nil</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>• Council assessment report: 27 April 2020</li> <li>• Written submissions during public exhibition: Nil</li> <li>• Verbal submissions at the public meeting: <ul style="list-style-type: none"> <li>○ Nil</li> <li>○ Council assessment officer – Kandace Lindeberg, Stephen Clements</li> <li>○ On behalf of the applicant – John Potts, Peter Lonergan, Brett Brown, Anthony Mancone</li> </ul> </li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>• Briefing: 31 March 2020 <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Jan Murrell, Mike Ryan, Vivienne Albin</li> <li>○ <u>Council assessment staff</u>: Stephen Clements</li> </ul> </li> <li>• Site inspection: Various. Due to COVID-19 precautions, Panel members visited the site independently, prior to 14 May 2020. <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Sue Francis, Mike Ryan, Vivienne Albin</li> </ul> </li> <li>• Final briefing to discuss council’s recommendation, 14 May 2020, 11am. Attendees: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Carl Scully (Chair), Roberta Ryan, Sue Francis, Mike Ryan, Vivienne Albin</li> </ul> </li> </ul>

		○ <u>Council assessment staff</u> : Stephen Clements, Kandace Lindeberg
<b>9</b>	<b>COUNCIL RECOMMENDATION</b>	Approval
<b>10</b>	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report and in the changes reflected above.