



DATE OF DETERMINATION	2 July 2020
PANEL MEMBERS	Carl Scully (Chair), Jan Murrell, Roberta Ryan, Kevin Hoffman, Angelo Tsirekas
APOLOGIES	None
DECLARATIONS OF INTEREST	Michael Megna declared a conflict as he voted on the matter in his role at Council. John Brockhoff declared a conflict as he works at PIA, where Jenny Rudolph, the proponent, holds a Director role.

Public meeting held via Microsoft Teams on 2 July 2020, opened at 10.35am and closed at 12.20pm.

PLANNING PROPOSAL

2017SCL040 – Canada Bay – PP_2017_CANAD_005_00 - AT 7 Concord Avenue, Concord West (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at meetings and matters observed at site inspections listed at item 5 in Schedule 1.

As the planning proposal authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be deferred, at the request of the applicant, to allow them the opportunity to address certain issues raised in the report.

The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution. The decision was Unanimous.

The Panel heard from community members on a range of issues, including:

In favour

- Something needs to be done – lack of market for what is there now
- Whole of precinct approach would be better
- Not confident about flooding study





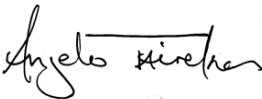
Against

- Flooding – already happening and is a severe problem
- Adequacy of flood studies
- Traffic – increasing problems
- Not just local traffic – office, factories and 6 childcare centres contribute
- Public transport – West Concord station – trains full when they arrive
- On and off-street parking
- Cumulative impact of at least 2 other proposals
- Current overdevelopment
- Emergency access
- Site access and egress
- Climate change
- Moreton Bay fig
- Contamination
- Air quality and air circulation
- Diesel emissions from road and trains
- Request the decision is postponed

- Accuracy/currency of some of the studies and documentation

REASONS FOR THE DEFERRAL

- The Panel considers that the applicant should be afforded the opportunity to respond to a number of issues and indeed the deferral is at their request.
- The Panel notes the applicant had requested the matter be put to the Panel as soon as possible.
- The Panel requests the Department of Planning Industry and Environment engages an independent flood expert with the agreement of the applicant, at the applicant’s expense, and according to terms of reference approved by the Panel.
- The Applicant to update their traffic study.
- On the conclusion of the work undertaken by the independent expert and the applicants traffic consultant, the Panel will undertake a site inspection prior to considering its recommendation of the matter and requests the Department and the applicant endeavour to resolve as many issues as possible during that process.
- In due course the Panel will hold an additional public meeting to assist the Panel in providing a recommendation to the Department on whether or not the Planning Proposal should proceed for the Department’s consideration and its final decision.

PANEL MEMBERS	
 Carl Scully (Chair)	 Roberta Ryan
 Jan Murrell	 Kevin Hoffman
 Angelo Tsirekas	

SCHEDULE 1

1	PANEL REF – LGA – PLANNING PROPOSAL NO. - ADDRESS	2017SCL040 – Canada Bay – PP_2017_CANAD_005_00 - AT 7 Concord Avenue, Concord West
2	LEP TO BE AMENDED	Canada Bay Local Environmental Plan 2013
3	PROPOSED INSTRUMENT	Planning proposal to amend Canada Bay Local Environmental Plan 2013 to rezone the site from IN1General Industrial to R3 Medium Density Residential increase the maximum building on the site from 12 metres to 25 metres and amend the maximum floor space ratio from 1:1 to 1.76:1
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none">• Submissions report: 24 June 2020• Written submissions during public exhibition: 26• Verbal submissions at the public Panel meeting:<ul style="list-style-type: none">○ Dr. Mersina Papantoniou, Sundar Mahtani, Pat Dearnley, Laura Goh, Cathryn Coles, Trevor Devine, Clr Andrew Ferguson○ On behalf of Council - Paul Dewar, Karen Lettice○ On behalf of the applicant – Brett Phillips, Jenny Rudolph, Tim Morrison, Vas Cardassis
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none">• Due to Corona virus precautions, the Panel visited the site independently prior to 2 July 2020