

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Francis Greenway Centre** on **Thursday 10 March 2016 at 6.00 pm**

Panel Members: Paul Mitchell (Acting Chair), Bruce McDonald, Sabrina Mamone and Peter Ristevski

Apologies: Mary-Lynne Taylor

Declarations of Interest: Paul Mitchell declared a non-significant non pecuniary interest in relation to this particular matter because his employer company has worked for the Applicant some years ago. Mr Mitchell had no involvement in that work and stated that it will have no influence on his decision on this application.

Determination and Statement of Reasons

2015SYW089 – Liverpool Council, DA333/2015, Construction and use of 4 warehouse facilities, associated internal access roads and car parking signage, Lot 42 DP1201607, 200 Governor Macquarie Drive, Warwick Farm.

Date of determination: 10 March 2016




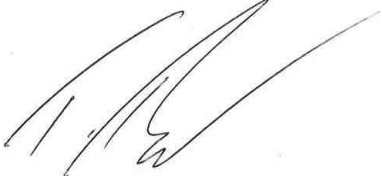
Panel Decision:

The panel unanimously agreed to defer consideration of the development applicant for a period of four weeks. This is to enable the applicant to respond to the material presented and the council to prepare a revised assessment report. The panel will reconvene in four weeks to determine the matter.

Panel consideration:

The panel considered: the matters listed at item 6 as addressed in the Council Assessment Report, the material listed at item 7 the matters presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1. The Panel adjourned during the meeting to deliberate on the matter and formulate a resolution.

Panel members:

 Paul Mitchell (Acting Chair)	 Bruce McDonald	 Sabrina Mamone
 Peter Ristevski		

SCHEDULE 1

1	JRPP Reference – 2015SYW089, LGA – Liverpool Council, DA/333/2015
2	Proposed development: Construction and use of 4 warehouse facilities, associated internal access roads and car parking signage.
3	Street address: Lot 42 DP1201607, 200 Governor Macquarie Drive, Warwick Farm.
4	Applicant: Stockland Development Pty Ltd Owners: The Trust Company Pty Ltd
5	Type of Regional development: Capital investment value over \$20 million
6	<p>Relevant mandatory considerations</p> <p>Environmental planning instruments:</p> <ul style="list-style-type: none"> • Contaminated Land Management Act 1997 • Water Management Act 2000 • State Environmental Planning Policy No. 55 - Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Liverpool Local Environmental Plan 2008 <p>Draft environmental planning instruments: Nil</p> <ul style="list-style-type: none"> • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008: Part 1 – General Controls for all development, Part 7 – Development in Industrial Areas. • Planning agreements: Planning Agreement Inglis, Coopers Paddock, Warwick Farm; Ref, 65 35 4369 JRT

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	<ul style="list-style-type: none"> • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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	<p>Material considered by the panel: Council Assessment Report with recommended conditions and written submissions. Verbal submissions at the panel meeting:</p> <ul style="list-style-type: none"> • John Anderson • Robert Storey • Paul Vanderbos • Mrs Paul Vanderbos • Andrew Cowan, Chris Wilson, Ben White and Robert MacKay on behalf of the applicant.
8	<p>Meetings and site inspections by the panel: 10 March 2016 - Site inspection and Final briefing meeting.</p>
9	<p>Council recommendation: Approval</p>
10	<p>Conditions: Attached to council assessment report</p>