

<b>DATE OF DETERMINATION</b>	15 June 2017
<b>PANEL MEMBERS</b>	Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan
<b>APOLOGIES</b>	John Roseth
<b>DECLARATIONS OF INTEREST</b>	None <i>(must include reason for declaration and whether the member participated or not)</i>

Electronic meeting held between 6 June 2017 and 15 June 2017.

#### **MATTER DETERMINED**

**2017SCL008 – Strathfield – DA2016/194 at 37-39 Wentworth Street Greenacre** (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 the matters observed at site inspections listed at item 8 in Schedule 1.

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*.

The decision was unanimous.

#### **REASONS FOR THE DECISION**

The Panel undertook a site inspection, considered the Clause 4.6 Variation request and reviewed the Council assessment Report.

The proposed height variation is considered acceptable as it enables efficient and automated industrial activity, facilitates employment opportunities and results in no detrimental impact on adjoining sites.






The Panel agreed further work is required to determine whether the creation of suitable habitat for the Green and Gold Bell Frog onsite is appropriate.

#### **CONDITIONS**

The development application was approved subject to the conditions in the Council Assessment Report with the following amendments:

- New condition to read as follows:  
*The subject application relates to the demolition of existing structures and construction of a warehouse and distribution facility comprised of two tenancies consisting of a cold storage tenancy and a warehouse tenancy.*
- Condition 1 amended to read as follows:  
*Prior to the issue of Construction Certificate a Green and Gold Bell Frog Management Plan is to be prepared by a suitably qualified herpetologist. Such a plan is to give consideration to the creation of suitable habitat onsite including access to stormwater recharge.*

*This plan is to be prepared by Council, any associated costs will be paid by the applicant.*

PANEL MEMBERS	
 Maria Atkinson (Chair)	 Sue Francis
 Louise Camenzuli	 Vivienne Albin
 Mike Ryan	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SCL008 – Strathfield – DA2016/194
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a warehouse and distribution facility.
3	STREET ADDRESS	37-39 Wentowrth Street Greenacre
4	APPLICANT/OWNER	Lederer Group
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
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 No.55 – Remediation of Land</li> <li>State Environmental Planning Policy (Infrastructure) 2007</li> <li>Strathfield Local Environmental Plan 2012</li> <li>Strathfield Indirect Section 94 Contribution Plan</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 <ul style="list-style-type: none"> <li>Part D – Industrial Development</li> <li>Part H – Waste Minimisation and Management</li> <li>Part I – Provision of Off-Street Parking Facilities</li> <li>Part N – Water Sensitive Urban Design (WSUD)</li> <li>Part L - Notification</li> </ul> </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: 6 June 2017</li> <li>Written submissions during public exhibition: nil</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection and briefing meeting: 27 April 2017</li> <li>Final briefing meeting to discuss council's recommendation, 15 June 2017. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Maria Atkinson (Chair), Sue Francis, Louise Camenzuli, Vivienne Albin, Mike Ryan</li> <li><u>Council assessment staff</u>: Luke Perkins, Louise Mansfield</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report