

<b>DATE OF DETERMINATION</b>	4 October 2017
<b>PANEL MEMBERS</b>	Morris Iemma (Chair), Bruce McDonald, Nicole Gurrin, Peter Smith and Jane Fielding
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Electronic meeting held between 21 September 2017 and 4 October 2017.

#### **MATTER DETERMINED**

2017SSH021 – Canterbury-Bankstown – DA-295/2017 AT 2 Hume Highway, Chullora (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 reasons for the decision of the Panel were:

- The proposed development will provide a product distribution facility servicing the districts demands from a site well related to the regional road transport network
- The proposal adequately satisfies the relevant State Environmental Planning Policies including SEPP 55 Remediation of Land
- The proposal adequately satisfies the applicable provisions of Bankstown LEP and Bankstown DCP
- The proposed development, subject to the conditions imposed will have no unacceptable impacts on the natural or built environment including vegetation, water management and traffic conditions in the locality
- The proposed development is consistent in form and function with that of the Chullora Technology Park in which the site is placed and the building will provide a satisfactory presentation to the Hume Highway
- In consideration of these factors the Panel considers the proposal is a suitable use of the site and its approval is in the public interest.

## CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Morris Iemma (Chair)	 Bruce McDonald
 Nicole Gurran	 Peter Smith
 Jane Fielding	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSH021 – Canterbury-Bankstown – DA-295/2017
2	PROPOSED DEVELOPMENT	Construction of a warehouse and distribution facility with associated earthworks, car parking and landscaping
3	STREET ADDRESS	2 Hume Highway, Chullora
4	APPLICANT/OWNER	Taylor Construction Group The Trust Company (Australia) Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"><li>• State Environmental Planning Policy (State and Regional Development) 2011</li><li>• State Environmental Planning Policy (Infrastructure) 2007</li><li>• State Environmental Planning Policy No 55 – Remediation of Land</li><li>• Bankstown Local Environmental Plan 2015</li><li>• Bankstown Development Control Plan 2015</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: 18 September 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 on 6 June 2017</li></ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report