

**DETERMINATION AND STATEMENT OF REASONS  
SYDNEY SOUTH WEST PLANNING PANEL**

<b>DATE OF DETERMINATION</b>	31 July 2017
<b>PANEL MEMBERS</b>	Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurran, Tony Hadchiti
<b>APOLOGIES</b>	Wendy Waller, Karress Rhodes
<b>DECLARATIONS OF INTEREST</b>	None

Public meeting held at Francis Greenway Centre, 170 George St, Liverpool on 31 July 2017, opened at 12:15 pm and closed at 12:30 pm.

**MATTER DETERMINED**

2017SSW031 – Liverpool - DA-594/2013/B at Lot 21 & 204 Beech Road, Casula (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 96 of the *Environmental Planning and Assessment Act 1979*.

The decision was Unanimous.

**REASONS FOR THE DECISION**

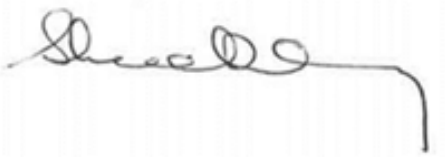



The reasons for the decision of the Panel were:

- The Panel is satisfied that the modified proposal is substantially the same development as the development for which consent was originally granted and has considered the extent of modifications proposed.
- The Panel considers that the amended proposal continues to adequately satisfy the relevant State Environmental Planning Policies (SEPP) including SEPP 55: Remediation of Land and SEPP (Infrastructure) 2007.
- The Panel considers the amended proposal continues to adequately satisfy the objectives and provisions of Liverpool Local Environment Plan (LEP) 2008 and Liverpool Development Control Plan (DCP) 2008.
- The larger amended proposal is considered to be of an appropriate scale and character consistent with the existing and projected character of the employment locality in which it is located.
- The amended proposal, subject to the conditions imposed, will have no unacceptable adverse effect on the natural or built environment including the local road system.
- In consideration of conclusions 1-5 above, the Panel considers the amended proposal remains a suitable use of the site and approval is in the public interest.

## CONDITIONS

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

- New condition 10A: Conditions of Consent Issued by RMS in their correspondence dated 16 May 2017 shall be complied with and adhered to at all times.

PANEL MEMBERS	
 Sheridan Dudley (Chair)	 Bruce McDonald
 Nicole Gurran	 Tony Hadchiti

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SSW031 – Liverpool - DA-594/2013/B
2	PROPOSED DEVELOPMENT	Modification Application lodged pursuant to Section 96(2) of the Environmental Planning and Assessment Act 1979. The application seeks to modify development consent no. DA- 594/2013 which granted approval for - Industrial Development in Two Stages Stage 1: Concept Masterplan for the industrial estate Stage 2: Construction industrial warehouse building, car parking, landscaping, driveway and road The application seeks the following modifications to Stage 2 of the consent: - Modification to the built form and layout of Warehouse 1 in Precinct A, including the construction of an additional basement car park for 44 parking spaces. - Modification to car-parking and landscaping in front of Warehouse 1
3	STREET ADDRESS	Lot 21 & 204 Beech Road, Casula
4	APPLICANT/OWNER	AMP Capital Funds Management Ltd
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>Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment.</li> <li>Liverpool Local Environmental Plan 2008</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Liverpool Development Control Plan 2008. <ul style="list-style-type: none"> <li>Part 1 – General Controls for all Development.</li> <li>Part 7 – Development in Industrial Areas</li> </ul> </li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</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> <li>Consideration of the provisions of the Building Code of Australia</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council assessment report: 25 July 2017</li> <li>Written submissions during public exhibition: Nil</li> <li>Verbal submissions at the public meeting: Nil</li> </ul>
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Site inspection 31 July 2017.</li> <li>Final briefing meeting to discuss council's recommendation, 31 July 2017 at 11:15 am to 11:30 am. Attendees: <ul style="list-style-type: none"> <li><u>Panel members</u>: Sheridan Dudley (Chair), Bruce McDonald, Nicole Gurrán, Tony Hadchiti</li> <li><u>Council assessment staff</u>: George Nehme, Nelson Mueur</li> </ul> </li> </ul>
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report