

DATE OF DETERMINATION	Wednesday, 22 November 2017
PANEL MEMBERS	Mary-Lynne Taylor (Chair), Lindsay Fletcher, Chris Quilkey and Kathie Collins
APOLOGIES	Edward Blakely and Paul Mitchell
DECLARATIONS OF INTEREST	None

Public meeting held at Blacktown City Council on 22 November 2017, opened at 11:30 am and closed at 11:40 am.

MATTER DETERMINED

2017SWC032 – Blacktown City Council – SPP-17-00002 AT 36 Huntingwood Drive, Huntingwood (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:

1. This application will provide warehousing employment opportunities in the Sydney Central City district and Blacktown Local Government Area in an area specifically designed for such a use.
2. The application complies with the following State Environmental Planning Policies:
 - Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River
 - State Environmental Planning Policy (State and Regional Development) 2011
 - State Environmental Planning Policy (Infrastructure) 2007
 - State Environmental Planning Policy No 55 – Remediation of Land
 - State Environmental Planning Policy No 64 – Advertising & Signage
3. The application complies with the objectives and controls of Blacktown Local Environmental Plan 2015 and adequately complies with the Blacktown Development Control Plan 2015.
4. The Panel is satisfied, based on advice from Council officers, that the provision of 235 parking spaces on-site will be adequate for the intended warehouse uses despite non-compliance with Council's DCP. The Panel notes that the proposed and required 235 parking spaces significantly exceeds the parking for warehousing recommended by RTA Guide to Traffic Generating Development.
5. The concerns expressed by the neighbouring owner relating to overland flow have been adequately dealt with by the engineering plans submitted by the applicant and by Council's conditions of consent as amended at the Panel meeting today.
6. Accordingly, the development is suitable for the site and having regard to the above, approval of the proposal is in the public interest.

CONDITIONS

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

- Condition 6.5.2 to be amended so that the reference to the '20 year ARI' is replaced with '100 year ARI'
- Condition 13.7.2.6 to be added as follows 'A positive covenant prepared by the applicant must be endorsed by Council and lodged with NSW Government – Land and Property Information over the overland flow path shown on Drawings CO12812.01-DA41, and DA 42.'

PANEL MEMBERS	
 Mary-Lynne Taylor (Chair)	 Lindsay Fletcher
 Chris Quilkey	 Kathie Collins

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2017SWC032 – Blacktown City Council – SPP-17-00002
2	PROPOSED DEVELOPMENT	Warehouse or distribution centre
3	STREET ADDRESS	36 Huntingwood Drive, Huntingwood
4	APPLICANT OWNER	Charter Hall Beiersdorf Australia Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Environmental Planning Policy No 64 – Advertising & Signage • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • Draft West Central District Plan • 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 <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 1 November 2017 • Written submissions during public exhibition: one • Verbal submissions at the public meeting: <ul style="list-style-type: none"> ○ With one concern: John Furia ○ On behalf of the applicant – Dominic Sorbora and Cameron Nixon
8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Site visit and final briefing meeting to discuss council's recommendation, 22 November 2017, 10:30 am. Attendees: <ul style="list-style-type: none"> ○ <u>Panel members</u>: Mary-Lynne Taylor (Chair), Lindsay Fletcher, Chris Quilkey and Kathie Collins (Cr Quilkey did not visit site as he was already familiar with the location) ○ <u>Council assessment staff</u>: Holly Palmer, Judith Portelli, Paul Barglik and Nadeem Shaikh
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report