

DATE OF DETERMINATION	20 May 2022
DATE OF PANEL DECISION	20 May 2022
DATE OF PANEL MEETING	19 May 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Chris Quilkey
APOLOGIES	Kathie Collins
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 6 May 2022.

MATTER DETERMINED

PPSSCC-271 - SPP-21-00008 – Blacktown - 201 Power Street, Glendenning - Construction of industrial development comprising 10 warehouses and distribution centres.

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 briefings listed at item 8 in Schedule 1.

Development application

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The Panel determined to approve the application for the reasons outlined in the Council Assessment Report, including matters raised by the Panel at its meeting on 23 November 2021. These matters included:

- Tree planting to address proposed tree removal, and replacement consistent with requirements of the Blacktown Development Control Plan 2015
- Screening for retaining walls and warehouses
- Proximity to the Western Sydney Parklands and the related importance of maintaining vegetation corridors in proximity of the parklands.
- Reduction of the heat island effect.

In addition, key issues that have been addressed in the Council Assessment Report include:

- Drainage and flooding
- Traffic and access
- Hours of operation.





CONDITIONS

The development application was approved subject to the draft conditions in the Council Assessment Report (attachment 7) with the addition of **Condition 18.15.1** (below) that is required to be addressed **Prior to Occupation Certificate**:

18.15 Other Matters

- 18.15.1** The applicant is to produce the Dexus Drivers' Code of Conduct that will be attached to all leases associated with the site. This Code of Conduct is to include strict safety rules for all heavy vehicle drivers travelling to and from the site using Rooty Hill Road North in proximity of school zones at all times.

In coming to its decision, the Panel notes that no written submissions were made during the public exhibition and therefore no issues of concern were raised.

PANEL MEMBERS	
 Abigail Goldberg (Chair)	 David Ryan
 Roberta Ryan	 Chris Quilkey

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-271 - SPP-21-00008 – Blacktown
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and hardstand areas, and tree removal. Construction of 3 warehouse buildings and distribution facilities with a total of 10 tenancies and ancillary offices, landscaping, signage and car parking.
3	STREET ADDRESS	201 Power Street, Glendenning
4	APPLICANT/OWNER	Archile Projects/Perpetual Trustee Company Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • State Environmental Planning Policy (Biodiversity and Conservation) 2021 • State Environmental Planning Policy (Industry and Employment) 2021 • State Environmental Planning Policy (Planning Systems) 2021 • State Environmental Planning Policy (Resilience and Hazards) 2021 • State Environmental Planning Policy (Transport and Infrastructure) 2021 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 5 April 2022 • Written submissions during public exhibition: Zero
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 23 November 2021 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Chris Quilkey, Moninder Singh ○ <u>Council assessment staff</u>: Judith Portelli, Jared Spies • Final briefing to discuss council's recommendation: 19 May 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Chris Quilkey ○ <u>Council assessment staff</u>: Judith Portelli, Jared Spies ○ <u>Applicant representatives</u>: Andrew Cowan, Eleisha Burtons, Lydia Gabriel, Alan Goh, Glenn Collinson, Sam Austen, Rohit Jain, Michael Guinane, Nick Metcalf, Clairia Kratochvil, Terry Lawrence ○ <u>Key issues discussed</u>: <ul style="list-style-type: none"> ▪ Replacement trees to address proposed tree removal and implications for parking ▪ Whether trees will be planted in deep soil or containers ▪ Safety concerns for school zones along Rooty Hill Road North.
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	As listed in attachment 7 of Council's Assessment Report