

DATE OF DETERMINATION	3 August 2023
DATE OF PANEL DECISION	28 July 2023
DATE OF PANEL MEETING	25 July 2023
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh
APOLOGIES	Charlie Ishac
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 18 July 2023.

MATTER DETERMINED

PPSSSH-121 – Canterbury-Bankstown Council – DA-698/2022 at 10 Nelson Short Street, Bass Hill – Construction of a two-storey, 66-unit light industrial business park, with associated parking and landscaping.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at briefings and the matters 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 below:

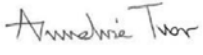

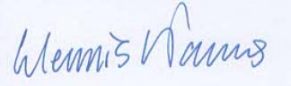

- The council officer's assessment report has considered the relevant matters under section 4.15 of the *Environmental Planning and Assessment Act 1979*.
- The proposed development is a permissible development with consent within the B7 Business Park Zone and is consistent with the relevant zone objectives. It complies with the applicable State Environmental Planning Policies and satisfies the relevant provisions of the Bankstown Local Environmental Plan 2015, the Bankstown Development Control Plan 2015 and the Potts Hill Business Park Design Guide.
- The proposed development appropriately responds to the site, is compatible with the development within the surrounding area and does not result in unreasonable impacts on residential amenity.
- The proposal has generally adopted good urban design including built form and streetscape presentation while considering the existing landform and vegetation of the site.
- The proposal is not considered to result in any negative impact on the natural environment and the adjoining heritage item, "Potts Hill Reservoirs 1 and 2 and site".
- The proposed development would provide significant employment opportunities during the construction and operational stages of the development.
- No community concerns were raised to the proposed development.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report as amended by the Panel to clarify the use approved under the development consent.

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
Annelise Tuor (Chair) 	Penelope Holloway 
Glennis James 	Karl Saleh 

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-121 – Canterbury-Bankstown – DA-698/2022
2	PROPOSED DEVELOPMENT	Construction of a two storey, 66-unit warehouse and light industrial business park with associated parking and landscaping.
3	STREET ADDRESS	10 Nelson Short Street, Potts Hill
4	APPLICANT/OWNER	Loftex Potts Hill Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <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 ◦ Canterbury Bankstown Local Environmental Plan 2023 ◦ Bankstown Local Environmental Plan 2015 (by virtue of the savings provisions within CBLEP 2023); • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Bankstown Development Control Plan 2015. • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • 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: 11 July 2023 • Written submissions during public exhibition: Nil • Total number of unique submissions received by way of objection: Nil
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 1 November 2022 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Bilal El-Hayak & Charlie Ishac ◦ <u>Council assessment staff</u>: Stephen Arnold, George Gouvatsos, Ian Woodward & Priscilla Prakash • Briefing: 6 March 2023 <ul style="list-style-type: none"> ◦ <u>Panel members</u>: Annelise Tuor (Chair), Penny Holloway, Glennis James, Bilal El-Hayak & Charlie Ishac ◦ <u>Council assessment staff</u>: Stephen Arnold, George Gouvatsos, Ian Woodward, Priscilla Prakash, Cassandra Gibbons & Christopher Phu. • Final briefing to discuss council's recommendation: 25 July 2023

		<ul style="list-style-type: none">○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James & Karl Saleh○ <u>Council assessment staff</u>: Stephen Arnold, Ian Woodward & Priscilla Prakash.○ <u>Applicant representatives</u>: Adam Coburn, Nick Brien, Jordan Faeghi, Ryan Lidgard & Rob Turchinin
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report and as amended