

DATE OF DEFERRAL	2 July 2024
DATE OF PANEL MEETING	1 July 2024
PANEL MEMBERS	Annelise Tuor (Chair), Penelope Holloway and Glennis James
APOLOGIES	Karl Saleh and Khal Asfour
DECLARATIONS OF INTEREST	None

Public meeting held by teleconference on 1 July 2024, opened at 9am and closed at 10.40am.
Papers circulated electronically on 24 June 2024.

MATTER DEFERRED

PPSSH-155 – Canterbury-Bankstown – DA- 1470/2023 – 1 Marple Avenue, Villawood – Warehouse and Distribution Centre.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the material presented at the meetings and observed at the site inspection listed at item 8 in Schedule 1.

The reasons the matter was deferred are:

- The outstanding matters in the assessment report (removal of parking from high hazard flood impact areas, provision of OSD or alternate solution, adequate landscape setback adjoining the watercourse) are capable of being resolved through the provision of further information and amended plans.

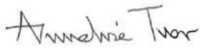

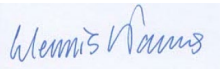
The decision to defer the matter was unanimous.

ACTIONS

The Panel agreed that:

1. The applicant shall:
 - a. complete a hydrographic analysis to provide evidence of an alternative solution to the management of stormwater flow through provision of an OSD system. Council is to provide the requirements for a hydrographic analysis to the applicant by 3 July;
 - b. provide amended plans that delete parking in the high hazard flood area and relocate or reorient where possible to satisfy the DCP requirements for warehouse parking.
 - c. increase the width of the landscaped setback along the watercourse to be an average of 10m;
2. The applicant shall consult with council within 7 days of this meeting to ensure that the requirements to satisfy the items in 1 above are understood and agreed.
3. The applicant is to provide the required information to council and upload to the Planning Portal by 22 July 2024.
4. Council is requested to provide an addendum assessment report responding to the matters above, which is to be uploaded to the Planning Portal by 5 August 2024.
5. When the updated assessment report is received, the Panel will determine the application by way of electronic determination.

If the outstanding information is not provided by 22 July, the Panel may move to determine the DA based on the information currently at hand.

PANEL MEMBERS	
Annelise Tuor (Chair) 	Penelope Holloway 
Glennis James 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-155 – Canterbury-Bankstown – DA- 1470/2023
2	PROPOSED DEVELOPMENT	Construction and operation a 24/7 Warehouse and Distribution Centre comprising of 5 separate units including associated site preparation works, lot amalgamation, signage, internal fit-out of units, installation of infrastructure, and landscaping.
3	STREET ADDRESS	1 Marple Avenue, VILLAWOOD NSW 2163
4	APPLICANT/OWNER	Jack Skinner, OPG PTY LIMITED / MARPLE AVENUE PTY LIMITED
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"> <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> <i>State Environmental Planning Policy (Industry and Employment) 2021</i> <i>State Environmental Planning Policy (Planning Systems) 2021</i> <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i> <i>State Environmental Planning Policy (Sustainable Buildings) 2022</i> <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i> <i>Canterbury Bankstown Local Environmental Plan 2023</i> Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> <i>Canterbury Bankstown Development Control Plan 2023</i> Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i> 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
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Council assessment report: 24 June 2024 Supplementary information provided by the applicant on 27 June 2024 Written submissions during public exhibition: 0 Total number of unique submissions received by way of objection: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Preliminary Briefing: 19/12/2023 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh, Khal Asfour <u>Council assessment staff</u>: Andrew Hargreaves and Warren Terry <u>Applicant representatives</u>: Jack Skinner, Tony Whaling, Gyula Toth, Abbie Cogill <u>Planning Panels Team</u>: Lillian Charlesworth Site Inspection: 19/12/023 <ul style="list-style-type: none"> <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Karl Saleh, Khal Asfour

		<ul style="list-style-type: none"> ○ <u>Council assessment staff</u>: Andrew Hargreaves and Warren Terry ○ <u>Applicant representatives</u>: Jack Skinner, Tony Whaling, Gyula Toth, Abbie Cogill ○ <u>Planning Panels Team</u>: Lillian Charlesworth ● Assessment Briefing: 22/04/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Khal Asfour, Karl Saleh ○ <u>Council assessment staff</u>: Andrew Hargreaves, Hooman Khakazad, Nathan Cheah, Sasha Marosev, and George Gouvatsos ○ <u>Applicant representatives</u>: Jack Skinner, Tony Whaling, Gyula Toth, Abbie Cogill and Andrew Cowan ○ <u>Planning Panels Team</u>: Lillian Charlesworth, Joel Burgess ● Determination Briefing: 1/07/2024 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Annelise Tuor (Chair), Penelope Holloway, Glennis James, Khal Asfour ○ <u>Council assessment staff</u>: Warren Terry, Andrew Hargreaves, Nathan Cheah, Raj Rajakumar, Cameron Crawford, George Gouvatsos ○ <u>Applicant representatives</u>: Jack Skinner, Tony Whaling, Gyula Toth, Andrew Cowan, Edward Shin, Rebecca Ritchie, Andrew Cowan ○ <u>Planning Panels Team</u>: Lillian Charlesworth
9	COUNCIL RECOMMENDATION	Refusal
10	DRAFT CONDITIONS	Provided