

DETERMINATION AND STATEMENT OF REASONS
SYDNEY SOUTH PLANNING PANEL

DATE OF DETERMINATION	Wednesday, 16 December 2020
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Nadia Saleh, Bilal El-Hayek
APOLOGIES	Heather Warton
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 December 2020.

MATTER DETERMINED

PPSSSH-25 – CANTERBURY-BANKSTOWN – DA-478/2020

20 DASEA STREET CHULLORA 2190

Demolition of existing sheds/structures and decommission of old (original) provisioning point. Relocate existing infrastructure (wastewater treatment plant, oil tank, coolant tank containers, demountables). Re-alignment of existing track and construct turn out and rail. Erect a refuelling shed including construction of slab for shed. Relocate and install two (2) diesel fuel tanks (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 briefings and the matters observed at site inspections 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.

CONDITIONS





The development application was approved subject to the conditions in the council assessment report

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition and heard from all those wishing to address the panel. The panel notes that issues of concern included:

- Impact on neighbouring property

The panel considers that concerns raised by the community in a written submission have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting. The distance of the neighbouring property from the site was considered a mitigating factor.

PANEL MEMBERS	
 Helen Lochhead (Chair)	 Stuart McDonald
 Bilal El-Hayek	 Nadia Saleh

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-25 – CANTERBURY-BANKSTOWN – DA-478/2020
2	PROPOSED DEVELOPMENT	Demolition of existing sheds/structures, the decommissioning of the old (original) provisioning point, a relocation of existing infrastructure (waste water treatment, oil tank, coolant tank containers), the construction of a Locomotive Provisions Centre, alterations to the railway track and extension into the proposed Locomotive Provisions Centre and the relocation of two diesel fuel tanks to a create fuel truck unloading area.
3	STREET ADDRESS	20 Dasea Street, Chullora
4	APPLICANT/OWNER	Applicant: Barr Property and Planning Owner: Asciano Services Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Private infrastructure and community facilities over \$5 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Section 4.15 of the Environmental Planning and Assessment Act, 1979 Clause 28 and 35 of Schedule 3, Environmental Planning and Assessment Regulations, 2000 Water Management Act, 2000 State Environmental Planning Policy No. 55 – Remediation of Land State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Vegetation in Non-Rural areas) 2017 Bankstown Local Environmental Plan 2015 Draft environmental planning instruments: <ul style="list-style-type: none"> Draft Consolidated Canterbury Bankstown Local Environmental Plan 2020 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 2000</i>: Section 4.15 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: 9 December 2020 Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Briefing: 19 August 2020 <ul style="list-style-type: none"> Panel members: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek Council assessment staff: Nicholas Aley, Cassandra Gibbons

		<ul style="list-style-type: none"> • Final briefing to discuss council's recommendation: 9 December 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek ○ <u>Council assessment staff</u>: Nicholas Aley, Cassandra Gibbons
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report