

DATE OF DETERMINATION	Tuesday, 1 December 2020
PANEL MEMBERS	Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek
APOLOGIES	None
DECLARATIONS OF INTEREST	None

MATTER DETERMINED

PPSSSH-7 – CANTERBURY-BANKSTOWN – DA-632/2019
1 MONIER SQUARE VILLAWOOD 2163

Demolition of existing structures and rail infrastructure, remediation of the site, removal of trees, construction of five (5) industrial buildings with nine (9) warehouses or distribution centres with ancillary office space, loading docks, car parking, new access road, shared common truck driveways, infrastructure augmentation, consolidation of lots, boundary adjustment, stormwater works, 24 hour operation – 7 days a week and associated signage (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 4.15(1) 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 with the following amendments.






- the proposed pylon sign in the hatched area is not approved and subject to a future DA,

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:

- the inclusion of the easements which have now been deleted from this application

The panel considers that concerns raised by the community have been adequately addressed in the assessment report and that no new issues requiring assessment were raised during the public meeting.

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

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSSH-7 – CANTERBURY-BANKSTOWN – DA-632/2019
2	PROPOSED DEVELOPMENT	Detailed development approval on part of proposed lot 2: Demolition of existing structures, remediation of the site, removal of trees, construction of two (2) industrial buildings with five (5) warehouses and distribution centres (with ancillary office space, loading docks, car parking) and new access road 24 hour operation 7 days a week and associated pylon sign. The remainder of proposed lot 2 is a concept only and is subject to a future development consent. Consolidation of 6 existing lots and re-subdivision into 2 lots.
3	STREET ADDRESS	1 Monier Square & 220, 236 & 246 Miller Road, Villawood
4	APPLICANT/OWNER	Applicant: Logos Property Owners: Perpetual Trustee Company Limited (1 Monier Square & 220 & 246 Miller Road, Villawood) and Toll Properties Pty Ltd (236 Miller Road, Villawood)
5	TYPE OF REGIONAL DEVELOPMENT	Capital Investment Value > \$30M
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) Greater Metropolitan Regional Environmental Plan No. 2 –Georges River Catchment ('Deemed SEPP') State Environmental Planning Policy (State and Regional Development) 2011 State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) State Environmental Planning Policy No. 64 – Advertising and Signage State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 Bankstown Local Environmental Plan 2015 (BLEP 2015) Draft Canterbury Bankstown Consolidated Local Environmental Plan 2020 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Bankstown Development Control Plan 2015 (BDCP 2015) Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</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: 5 November 2020 • Written submissions during public exhibition: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Briefing: 8 - 15 November 2019 <ul style="list-style-type: none"> ○ <u>Panel members:</u> Helen Lochhead, Bruce McDonald, Nicole Gurran, Bilal El-Hayek ○ <u>Council assessment staff:</u> Kristy Bova • Applicant Briefing: 7 October 2020 <ul style="list-style-type: none"> ○ <u>Panel members:</u> Helen Lochhead (Chair), Stuart McDonald, Heather Warton, Bilal El-Hayek, Nadia Saleh ○ <u>Council assessment staff:</u> Kristy Bova, Stephen Arnold, Joe Strati ○ <u>Applicant representatives:</u> Craig Thomas, Troy Bryant, Jennifer Cooper, Liam Butler, Greg Oxley • Final briefing to discuss council's recommendation: 25 November 2020 <ul style="list-style-type: none"> ○ <u>Panel members:</u> Helen Lochhead, Stuart McDonald, Heather Warton, Nadia Saleh, Bilal El-Hayek ○ <u>Council assessment staff:</u> Kristy Bova, Stephen Arnold, Joe Strati ○ <u>Applicant representatives:</u> Jennifer Cooper (Urbis), Craig Thomas (Logos), Greg Oxley (Land Partners), Liam Bulter (Urbis)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report