

DETERMINATION AND STATEMENT OF REASONS
SYDNEY WESTERN CITY PLANNING PANEL

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| DATE OF DETERMINATION | Thursday, 12 November 2020 |
| PANEL MEMBERS | Justin Doyle (Chair), Nicole Gurran, Louise Camenzuli, Wendy Waller and Peter Harle |
| APOLOGIES | None |
| DECLARATIONS OF INTEREST | None |

Papers circulated electronically on 5 November 2020.

MATTER DETERMINED

PPSSWC-87 – DA-904/2019 – Liverpool City Council at 28 Yarrunga Street, Prestons NSW 2170 (Lot 2 DP 536915) – Staged development – demolition of existing structures and construction of a multi-storey warehouse complex over two stages containing eight (8) warehouse units. (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.

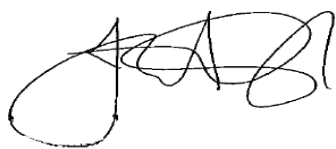
CONDITIONS

The development application was approved subject to the conditions in the council assessment report with the following amendments.

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



Justin Doyle (Chair)



Nicole Gurrán



Louise Camenzuli



Wendy Waller



Peter Harle

| SCHEDULE 1 | | |
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| 1 | PANEL REF – LGA – DA NO. | PPSSWC-87 – Liverpool City Council – DA-904/2019 |
| 2 | PROPOSED DEVELOPMENT | Staged development – demolition of existing structures and construction of a multi-storey warehouse complex over two stages containing eight (8) warehouse units. |
| 3 | STREET ADDRESS | 28 Yarrunga Street, Prestons NSW 2170 (Lot 2 DP 536915) |
| 4 | APPLICANT/OWNER | Muhbbah Construction Pty Ltd/ Favelle Favco Berhad |
| 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 (Infrastructure) 2007; ○ State Environmental Planning Policy (State and Regional Development) 2011; ○ State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; ○ State Environmental Planning Policy No. 55 – Remediation of Land; ○ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment (deemed SEPP); and ○ Liverpool Local Environmental Plan (LLEP) 2008. • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Liverpool Development Control Plan 2008 (LDCP 2008) <ul style="list-style-type: none"> ○ Part 1 – General Controls for All Development ○ Part 7 – Industrial Development • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Consideration of the provisions of the National Construction Code (NCC). • 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: 2 November 2020 • Written submissions during public exhibition: Nil |
| 8 | MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL | <ul style="list-style-type: none"> • Briefing: Monday, 13 July 2020 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Nicole Gurran (Acting Chair), Louise Camenzuli, Susan Budd, Peter Harle and Wendy Waller ○ <u>Council assessment staff</u>: Kevin Kim and Boris Santana |
| 9 | COUNCIL RECOMMENDATION | Approval |
| 10 | DRAFT CONDITIONS | Attached to the council assessment report |