

**DETERMINATION AND STATEMENT OF REASONS**  
WESTERN REGIONAL PLANNING PANEL

<b>DATE OF DETERMINATION</b>	12 April 2024
<b>DATE OF PANEL DECISION</b>	12 April 2024
<b>DATE OF PANEL MEETING</b>	09 April 2024
<b>PANEL MEMBERS</b>	Garry Fielding (Chair), Graham Brown, Manjit Singh Lally
<b>APOLOGIES</b>	Christine Stead, Donna Rygate
<b>DECLARATIONS OF INTEREST</b>	Nil

Papers circulated electronically on 05 April 2024 (Council Assessment Report).

**MATTER DETERMINED**

PPSWES-201-DA 191/2023-Griffith, Lot 162 DP751709 and Lot 2 DP1178211, Murphy Road Hanwood,  
Construction of administration and staff amenities building.

**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 listed at item 8 in Schedule 1.

**Development application**

The Panel determined to approve the development application subject to conditions, 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 amended conditions dated 09 April 2024.

**CONSIDERATION OF COMMUNITY VIEWS**

In coming to its decision, the Panel noted that no written submissions were made during public exhibition.

PANEL MEMBERS	
 Garry Fielding (Chair)	 Graham Brown
 Manjit Singh Lally	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSWES-201-DA 191/2023-Griffith
2	PROPOSED DEVELOPMENT	Construction of administration and staff amenities building
3	STREET ADDRESS	Lot 162 DP751709 and Lot 2 DP1178211, Murphy Road, Hanwood
4	APPLICANT/OWNER	Applicant - PSA Consulting Owner - Steggles Poultry (NSW) Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Section 2.19(1) and Schedule 6 of State Environmental Planning Policy (Planning Systems) 2021: Capital investment value >\$30m
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy (Planning Systems) 2021</li> <li>State Environmental Planning Policy (Resilience and Hazards) 2021</li> <li>Griffith Local Environmental Plan 2014 (the LEP)</li> </ul> </li> <li>Draft environmental planning instruments: Nil <ul style="list-style-type: none"> <li>Development control plans: Nil</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Relevant provisions of the <i>Environmental Planning and Assessment Regulation 2021</i></li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality</li> <li>The suitability of the site for the development</li> <li>Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>The public interest, including the principles of ecologically sustainable development</li> </ul>
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> <li>Council Assessment Report with recommended conditions of consent.</li> <li>Statement of Environmental Effects</li> <li>Arborist Report</li> <li>BCA Assessment</li> <li>Plans (site plan, demolition work plan, carparking layout plan, landscape concept plan/tree removal/biodiversity layer, survey plan)</li> <li>Stormwater Quantity and Detention Storage Report</li> <li>Traffic Impact Assessment – Issue D – 5 Feb 2024</li> <li>Letter from PSA Consulting dated 21 Nov 2023</li> <li>Letter from PSA Consulting dated 20 Mar 2024</li> <li>Aerial photo history</li> <li>Written submissions during public exhibition: 0</li> </ul>
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> <li>Council briefing: 12 March 2024 <ul style="list-style-type: none"> <li><u>Panel members</u>: Garry Fielding (Chair), Graham Brown</li> <li><u>Council assessment staff</u>: Kerry Rourke</li> </ul> </li> </ul>

		<ul style="list-style-type: none"> <li>○ <u>Department Assessor</u>: Lilian Charlesworth</li> <li>• 09 April 2024 - Final briefing to discuss council's recommendation: <ul style="list-style-type: none"> <li>○ <u>Panel members</u>: Garry Fielding (Chair), Graham Brown, Cr Manjit Singh Lally</li> <li>○ <u>Council assessment staff</u>: Kerry Rourke</li> <li>○ <u>Department Assessor</u>: Lilian Charlesworth</li> <li>○ <u>Applicant</u>: David Ireland, Tomek Paszkie</li> </ul> </li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the Council Assessment Report