

DATE OF DETERMINATION	02 March 2023
DATE OF PANEL DECISION	02 March 2023
DATE OF PANEL MEETING	01 March 2023
PANEL MEMBERS	Peter Debnam (Chair), Nicole Gurran, Brian Kirk, Annelise Tuor
APOLOGIES	Graham Brown
DECLARATIONS OF INTEREST	Nil

Papers circulated electronically on 10 February 2023.

MATTER DETERMINED

PPSSNH-313 – DA2022/0633 - Northern Beaches, Lot 121 DP 882322, 7 Rodborough Road Frenchs Forest, Demolition of existing buildings and construction of a mixed-use development comprising of self-storage units and 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 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 Panel's decision was unanimous.

REASONS FOR DECISION

The Panel determined to approve the development application for the reasons set out below and in Council's Assessment Report.

The proposal is Nominated Integrated Development, requiring a Water Supply Work approval under the Water Management Act 2000.

The proposal is to construct an industrial complex within the Frenchs Forest business park precinct on a battle-axe block with a dual frontage to Rodborough Road and Allambie Road. The site presently accommodates a manufacturing warehouse facility with at-grade car parking. The site is unique in that it has no specified maximum height of building or floor space ratio controls.

The Panel noted that during assessment the proposal was amended at Council's request to relocate the building further to the east to retain additional vegetation along the western boundary of the site. The application was also amended in response to feedback from the Design and Sustainability Advisory Panel and Council's Planner which sought to enhance the quality of accommodation provided to future employees within the building, and to increase the sustainability credentials of the building.

The Panel noted Council's advice that the assessment of the application had been a collaborative process to improve the design. The Panel concurred with Council that the development has minimal impacts on neighbouring properties, the natural landscape and biodiversity, and provides for significant employment opportunities within the business park precinct.




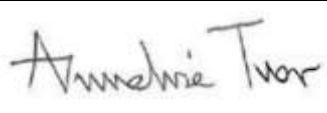
The Panel believes the proposal has been properly assessed against relevant planning controls, is suitable for the site and that approval would be in the community interest.

CONDITIONS

The Panel resolved to amend the following conditions in Council's Assessment Report for clarification and to improve enforceability: Conditions – 1-*Approved documentation*, 3 Land Use, 3 Fit Out in relation to Food and Drink, 78 & 91 Noise Management Plan, 88 Hours of Operation, 90 Deliveries and add a new condition 34 relating to Enclosure of Fire Hydrants. The development application was approved subject to the amended conditions in Council's email of 1st March 2023 (Annexure 1)

CONSIDERATION OF COMMUNITY VIEWS

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

PANEL MEMBERS	
 Peter Debnam (Chair)	 Nicole Gurran
 Brian Kirk	 Annelise Tuor

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-313 – DA2022/0633 - Northern Beaches
2	PROPOSED DEVELOPMENT	Demolition of existing buildings and construction of a mixed-use development comprising of self-storage units and warehouse units
3	STREET ADDRESS	Lot 121 DP 882322, 7 Rodborough Road Frenchs Forest
4	APPLICANT/OWNER	The Trustee For 101 Opr Unit Trust Forest Industrial Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	Capital investment value (CIV) over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> SEPP (Transport and Infrastructure) 2021 SEPP (Industry and Employment) 2021 SEPP (Resilience and Hazards) 2021 Warringah Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Warringah Development Control Plan Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>:

		<ul style="list-style-type: none"> Coastal zone management plan: Nil Other relevant plans: 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 with draft conditions of consent. Written submissions during public exhibition: 0
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> 15 June 2022 - Briefing 01 March 2023 - Final briefing to discuss council's recommendation: <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Nicole Gurran, Brian Kirk and Annelise Tuor <u>Council assessment staff</u>: Adam Susko
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the Council Assessment Report