



John Brunton (9710 0474)
File Ref: DA10/1317
Related Files: 2010SYE114

13 July 2011

The Chairman
Sydney East Joint Regional Planning Panel
GPO Box 3415
SYDNEY NSW 2001

Dear Sir

DA10/1317 31-35 Willarong Road, Caringbah (Ref: 2010SYE114) for demolition of Existing Warehouse and construction of a new Bulky Goods Retail Warehouse

[In response, please quote File Ref: DA10/1317]

This development application proposes the redevelopment of the existing Bunnings retail store within the Taren Point industrial area. At a general level redevelopment of the site does not generate concerns which would cause concerns for Council. However, the submitted development application fails to properly consider the context of the site and the potential impacts which would result from the proposed development. Consequently, Council wishes to make a submission opposing the proposed development.

Council resolved that:

- a) *support cannot be provided for the variations to development standards incorporated in this proposal because adequate objections have not been submitted with the application as required by State Environmental Planning Policy No. 1 in relation to building height and floor space ratio.*
- b) *the analysis and conclusions of the Architectural Review Advisory Panel are endorsed.*
- c) *the objections submitted by residents are supported because they highlight unacceptable impacts with the existing operations of the retail store which have yet to be satisfactorily addressed by the proposed development.*
- d) *the existing vegetation represents the most valuable attribute of the site which should be retained and integrated into a landscaping scheme which provides an attractive visual presentation to the surrounding streets and assists in reducing the visual dominance of the bulky building.*

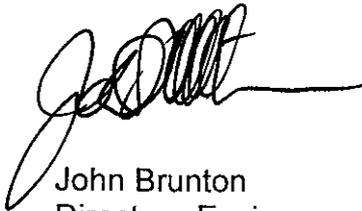
The existing Bunnings outlet is a long established bulky goods business. Although it does not front Taren Point Road its location and the nature of its business are well known. The existence of extensive areas of vegetation does not prevent the recognition of the premises. On the contrary, the plantings provide the site with a character which sets it apart from other poorer quality developments. Any reasonable approach to the development of this site would seek to ensure retention of as much vegetation as possible. However, this proposal has so little regard for protecting this vegetation that the proposal does not warrant support.

Retaining the existing trees is even more important because the proposed building exceeds the development standard for height. Council accepts that this development standard can be varied where circumstances warrant such action. Insufficient attention has been given to ensuring that the building height is reduced as low as is possible. Residents to the east are particularly affected by the bulk of this development resulting from the increase in height. Consequently, Council does not accept that a variation to the height standard is justified.

Residents have also raised concerns about traffic movements and car parking. Despite numerous attempts by the applicant to overcome the failings of the proposal this element has still not been adequately resolved.

Having considered issues relevant to this proposal, Council concluded that it did not warrant support. Council requests that this development application be refused.

Yours faithfully



John Brunton
Director - Environmental Services
for J W Rayner
General Manager