

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Blacktown City Council on Thursday 28 August 2014 at 10:30 am

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2011SYW109 – Blacktown City Council JRPP-11-1987 [at Lot 1, DP26987 Railway Terrace, Schofields] as described in Schedule 1.

Date of determination: 28 August 2014

Decision:

The panel determined to approve the development application as described in Schedule A pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

The proposed development is satisfactory in regards to suitability of site use and public interest. Subject the imposition of suitable conditions, the development will not have any significant environmental, social or economic impacts on the Town Centre or surrounding locality.

The staging of the DA is consistent with the approach applied by the nearby Woolworths development and that this approach has been accepted by the Land & Environment Court. Given this precedent, it is considered that refusal of the application on these grounds cannot be sustained.

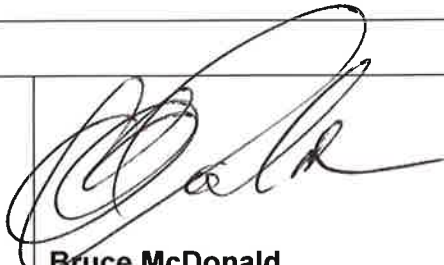
Conditions:

The development application was approved subject to the conditions in Appendix A of the Council Assessment Report as amended at the meeting.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2011SYW109 – Blacktown City Council JRPP-11-1987
2	Proposed development: Staged retail centre and subdivision into 2 commercial lots and a drainage lot
3	Street address: Lot 1, DP26987 Railway Terrace, Schofields
4	Applicant/Owner: Coles Group Limited c/ Urbis Pty Limited /
5	Type of Regional development: Capital investment value (CIV) of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental Planning & Assessment (EP&A) Act 1979 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No.55 – Remediation of Land • State Environmental Planning Policy No. 64 – Advertising and Signage • State Environmental Planning Policy (Sydney Region Growth Centres) 2006 • Blacktown City Council Growth Centre Precincts Development Control Plan (DCP) 2010 • 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 EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council Assessment Report Dated 14 August 2014 Written submissions during public exhibition: 6 Verbal submissions at the panel meeting: On behalf of the applicant- Peter Strudwick and Walter Kullen
8	Meetings and site inspections by the panel: Briefing meeting on 28 March 2013; site inspection on 28 August 2014; final briefing meeting on 28 August 2014
9	Council recommendation: Approval
10	Draft conditions: As attached in Schedule 2