

Report to Sydney West Joint Regional Planning Panel

JRPP No:	2013SWY017
DA No:	JRPP-13-71
Local Government Area:	Blacktown
Proposed Development:	Construction of a Warehouse and Distribution Centre
Development Type:	Regional Development – Capital Investment Value >\$20 million
Lodgement Date:	23 January 2013
Land/Address:	Lot 11 DP 1144025 Interchange Drive, Eastern Creek
Land Zoning:	IN1 General Industrial pursuant to State Environmental Planning Policy (Western Sydney Employment Area) 2009
Value of Development:	\$20,000,000
Applicant:	Goodman Property Services (Aust) Pty Ltd
Report Author:	Sara Smith, Assistant Team Leader
Recommendation	Approval with Conditions
Instructing Officers:	Judith Portelli, Manager Development Services & Administration and Glennys James, Director City Strategy & Development
Date Submitted to JRPP:	13 March 2013
Date Considered by JRPP:	11 April 2013

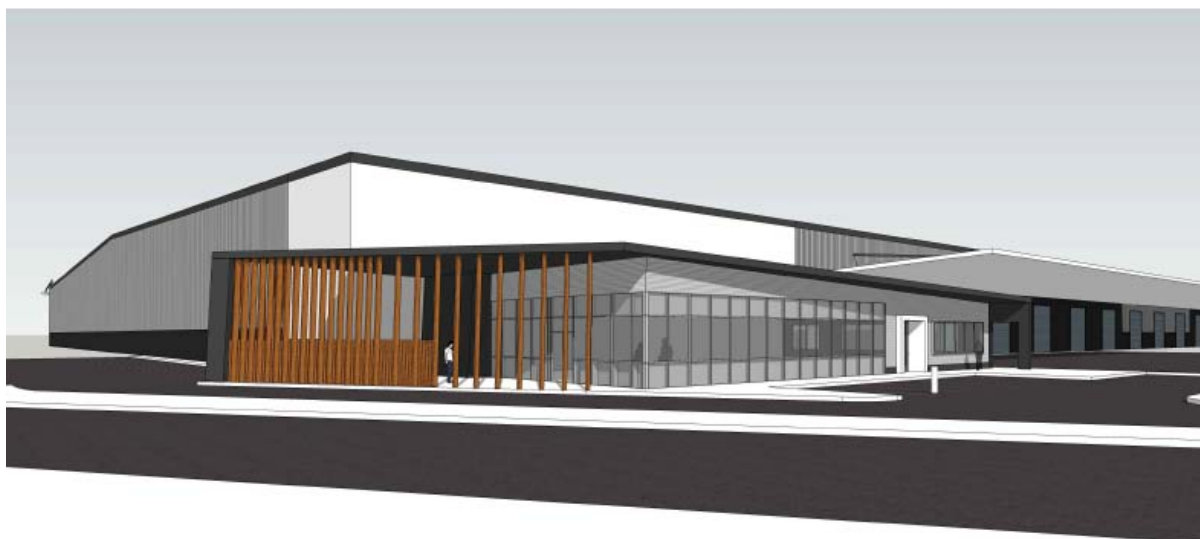


Figure 1. Photomontage

ASSESSMENT REPORT

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ATTACHMENTS

- Attachment 1 – Proposed Conditions of Consent
- Attachment 2 – Development Application Plans
- Attachment 3 – Compliance Table with State Environmental Planning Policy (Western Sydney Employment Area) 2009 and Employment Lands Precinct Plan (Lot 11)

1. Executive Summary

- 1.1 Council is in receipt of a Development Application (DA) from Goodman Property Services (Aust) Pty Ltd for the construction of a Warehouse and Distribution Centre for use by Bunnings at Lot 11 DP 1144025, Interchange Drive, Eastern Creek. This is not a Bunnings retail outlet. The proposed development has a Capital Investment Value (CIV) of \$20,000,000.
- 1.2 The proposal involves the staged construction of a Warehouse and Distribution Centre with 42,600sqm floor area for Stage 1 and 12,400sqm floor area for the Stage 2 expansion, 450sqm of office space, associated access, loading areas and on-site car parking for 298 vehicles.
- 1.3 The subject site is zoned IN1 General Industrial pursuant to State Environmental Planning Policy (Western Sydney Employment Area) 2009. The proposed Warehouse and Distribution Centre is permissible within the zone with the consent of the Joint Regional Planning Panel.
- 1.4 The proposed development was notified for a period of 14 days between 5 February and 19 February 2013. During this period no submissions were received.
- 1.5 The application was referred to relevant external bodies for comment, including Roads and Maritime Services (RMS) and Department of Planning; no objections were raised to the proposal subject to conditions of consent.
- 1.6 The proposed development has been assessed against the relevant matters for consideration pursuant to Section 79C of the Environmental planning and Assessment Act 1979, including site suitability, and is considered satisfactory. The proposed development is considered satisfactory with regard to key issues such as built form, traffic impacts, stormwater drainage and the like subject to the imposition of suitable conditions of consent to satisfactorily control the development.
- 1.7 The proposed development seeks a variation to the Employment Lands Precinct Plan (Lot 11) for the provision of on-site car parking. The Plan requires the on-site provision of 327 spaces; the development seeks approval for only 298 spaces, resulting in a variation of 29 spaces or 9% the total required number of spaces. This variation is considered reasonable in the circumstances as the proposal only intends to employ up to 100 employees in any one shift. Even with shift changes and visitors included, 298 spaces more that adequately caters for the expected demands of both Stages 1 and 2 of the operation. Therefore the variation in this case should be supported. This is discussed in detail in Section 6 of this report.
- 1.8 In light of the above, it is recommended that the Sydney West Joint Regional Planning Panel approve the DA subject to the imposition of suitable conditions of consent. Recommended conditions are provided at Attachment 1 to this report.

2. Location

2.1 The site is shown on the location map below.

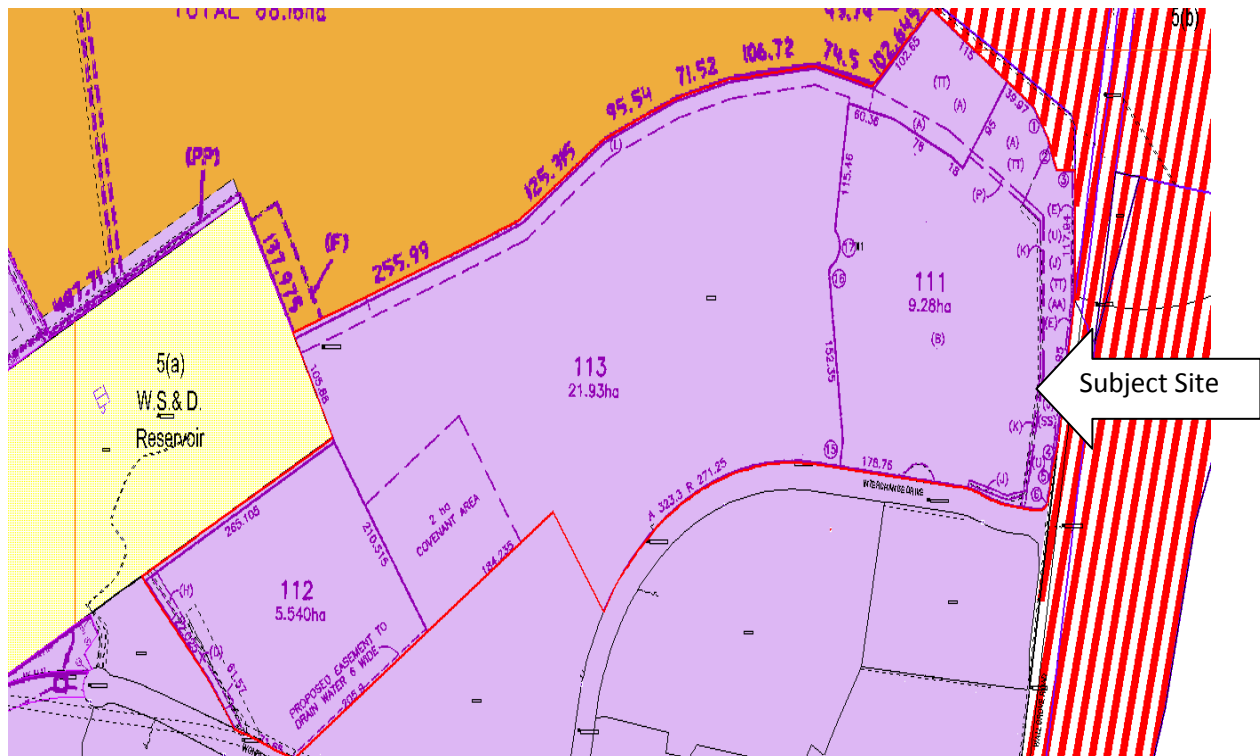


Figure 2. Location and Zoning Map

2.2 The site is located at lot 11 DP 1144025, Interchange Drive Eastern Creek. The site is located within the Eastern Creek employment lands. The site is surrounded by established and under-construction warehouse and distribution centres.

2.3 The site enjoys vehicular access via Interchange Drive and an 'in-only' existing slip lane off Wallgrove Road. All vehicles must exit via Interchange Drive to Wonderland Drive out to Wallgrove Road. Access to the regional road network is from the Great Western Highway and M4 and M7 Motorways via Wallgrove Road. Also, the current cul-de-sac head will be relocated closer to Wallgrove Road and the 'in-only' slip lane to facilitate the new access to the subject land. This modification to Interchange Drive has already been approved via DA-12-2387 issued under the Delegated Authority of Council on 22 February 2013. These roadworks will need to be completed prior to occupation of this proposal. This will be **conditioned** accordingly on any consent issued.

3. Site Description and Locality

3.1 The property description of the subject site is Lot 11 DP 1144025, Interchange Drive, Eastern Creek.



Figure 3. Aerial Photo

- 3.2 The site has an area of 10.024ha and a frontage to Interchange Drive of 402.5 metres. The subject site is clear of any vegetation and does not contain any threatened species. The site is generally flat but will be regraded and filled by further bulk earthworks which have recently been approved over the site in accordance with a separate DA-12-2287 issued under the Delegated Authority of Council on 21 February 2013. These bulk earthworks will have to be completed prior to commencement of works pertaining to this DA. This will be **conditioned** accordingly in any consent issued.
- 3.3 The site is not listed as an item of heritage significance.

4. History and Current Use of the Site

- 4.1 Development Consent DA-06-121 approved 18 October 2006 permitted a subdivision creating 3 industrial lots, a public road and drainage basins with associated bulk earthworks and landscaping for the Interchange Park Estate.
- 4.2 A Section 96 Modification (S96-09-447) to DA-06-121 was approved to amend the approved finished levels of the bulk earthworks across the site.
- 4.3 Approval of DA-06-121 facilitated the development of the Lot 11 Precinct as a modern industrial and employment estate. Matters including site contamination, Indigenous and European heritage, stormwater drainage, biodiversity and salinity were considered in detail as part of the assessment and approval of DA-06-121.
- 4.4 As outlined above, recently Council approved further bulk earthworks and road realignment works to facilitate this proposal via DA-12-2287 and DA-12-2387.
- 4.5 The site is currently vacant.

5. The Proposal

- 5.1 Approval is sought by Goodman Property Services (Aust) Pty Ltd for the construction of a Warehouse and Distribution Centre for the use of Bunnings at Lot 11 DP 1144025, Interchange Drive, Eastern Creek.
- 5.2 Details of the proposal are as follows:
- The proposed Bunnings Warehouse will have a total area of 55,550sqm comprising of:
 - Stage 1 Development – 42,600sqm
 - Stage 2 Development – 12,400sqm
 - Administration area – 550sqm.
 - Also ancillary to the warehouse will be:
 - 298 at-grade car parking spaces for staff and visitors only
 - Landscaping.
- 5.3 Vehicular access to the proposed Warehouse and Distribution Centre will be provided via Interchange Drive. Trucks will be able to enter the site via the 'in-only' slip lane off Wallgrove Road. However all traffic must exit the estate via Wonderland Drive only. The Warehouse and Distribution Centre is intended to operate 24 hours, 7 days a week and will employ up to 100 staff in their distribution facility and ancillary administration headquarters.
- 5.4 The Warehouse and Distribution Centre will operate on two 24 hour shifts being:
- 7:00am to 7:00pm with 60 staff
 - 7:00pm to 7:00am with 40 staff.
- 5.5 The Warehouse and Distribution Centre is likely to have approximately 116 heavy vehicle movements per day (with an average of 5 vehicle movements per day) including:
- Receiving (unloading) – 36 trucks per day (72 movements)
 - Despatch (loading) – 22 trucks per day (44 movements).
- 5.6 It is also anticipated that approximately 65% of vehicles accessing the site will be 19m articulated vehicles, 30% rigid vehicles and 5% B-Double vehicles.
- 5.7 The warehouse will provide for the distribution of goods to Bunnings stores within NSW. The origin of goods varies from local distributors to overseas suppliers and the delivery destinations are all to Bunnings stores in the NSW network. Goods to be distributed include:
- Building supplies
 - Big and bulky items
 - Tools and supplies
 - Some electronics / high value items.

- 5.8 The warehouse is not a Bunnings retail store and the Warehouse and Distribution Centre will not undertake any staff training, host trade shows, trade fairs, product launches or corporate functions, as these functions are undertaken at the company's Parramatta office.
- 5.9 The warehouse is single storey with a maximum height of 13.7 metres. The building is approximately 400m long and 140m wide with 15m awnings to the north and south elevations.
- 5.10 A mix of precast concrete, metal cladding and timber panelling/blades will be used with a natural stone colour palette.
- 5.11 The façade of the final stage extension presents as a silhouette interpretation of the Old Bush Beast roller coaster, part of the former Australia's Wonderland Theme Park which was situated in the location of the expansion space. The interim stage façade will present in the same colour palette as the rest of the warehouse. The proposal does not resemble a Bunnings Store nor will corporate colours be used. This will ensure that there is no confusion between this facility and the Bunnings stores in the region.
- 5.12 The applicant has submitted a Traffic Assessment prepared by Traffix. The report concludes that both the estate roads and the 'in-only' slip lane off Wallgrove Road can satisfactorily meet the demands of the proposed vehicular movements that will be generated by this factory.
- 5.13 The Development Application Plans are contained at **Attachment 2** to this report.

6. Planning Controls

- 6.1 The planning controls that relate to the proposed development are:
 - (a) State Environmental Planning Policy (State and Regional Development) 2011
 - (b) State Environmental Planning Policy (Infrastructure) 2007
 - (c) State Environmental Planning Policy (Western Sydney Employment Area) 2009
 - (d) Employment Lands Precinct Plan (Lot 11)
 - (e) State Environmental Planning Policy 55 – Remediation of Land.
- 6.2 An assessment of the proposed development under the relevant planning controls is provided below:

(a) State Environmental Planning Policy (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 identifies development classified as “Regional Development”, which requires referral for determination to a Joint Regional Planning Panel (JRPP) in accordance with Clause 20 of the SEPP.

The Development Application is classified as Regional Development as the Capital Investment Cost of the application is more than \$20 million or \$5 million for a Crown application. Accordingly, Council is responsible for the assessment of the application, whilst determination falls with the Sydney West Joint Regional Planning Panel and not by Council under delegated authority.

(b) State Environmental Planning Policy (Infrastructure) 2007

Schedule 3 of SEPP (Infrastructure) 2007 identifies traffic generating development which requires referral to the Roads and Maritime Services (RMS). The SEPP requires referral to the RMS where new premises have a floor area greater than 20,000sqm in area and where parking facilities of 200 or more motor vehicles with access to any road are proposed. The warehouse and distribution centre has a floor area of 55,500sqm and car parking for 298 vehicles.

The Application was referred to the RMS on 1 February 2013 and was considered by the Sydney Regional Development Advisory Committee (SRDAC) on 20 February 2013. The RMS have raised no objections to the proposal subject to the imposition of **conditions**.

(c) State Environmental Planning Policy (Western Sydney Employment Area) 2009

The Application has been assessed against all relevant controls contained within the SEPP. The subject site is zoned IN1 General Industrial pursuant to State Environmental Planning Policy (Western Sydney Employment Area) 2009. The proposed Warehouse and Distribution Centre is permissible within the zone with development consent. The proposed development complies with the objectives of the zoning which encourages a wide range of employment generating development, including warehousing, and encouraging employment opportunities along Motorway corridors including the M7 and M4. A Table of Compliance is provided at **Attachment 3** to this report.

(d) Employment Lands Precinct Plan (Lot 11)

The Application has been assessed under the Employment Lands Precinct Plan for Lot 11 which is a requirement under SEPP (Western Sydney Employment Area) 2009. The Application complies with all the requirements with the exception of car parking, for which the applicant is seeking a 9% variation to the required parking provision on the basis that there will be more than ample parking to meet the operational needs of the business. This is addressed in detail in Section 10 of this report and a full Table of Compliance is provided at **Attachment 3** to this report.

(e) State Environmental Planning Policy 55 – Remediation of Land

This SEPP specifies that land must not be rezoned or developed unless the potential for contamination has been considered and, where relevant, land has been appropriately remediated. Issues pertaining to land contamination were comprehensively addressed and dealt with in conjunction with DA-06-121 which granted approval for subdivision, bulk earthworks and civil works to establish Interchange Park. In 2006 the site was validated as being suitable for industrial / commercial use.

A further Environmental Analysis of the site prepared by SMEC Testing Services Pty Ltd dated November 2012 has been carried out to ensure circumstances have not altered since 2006. The report concluded:

“Based on the results of the previous soil sampling programs performed at the site by PJRA in July 2004 and July 2006, and also the results of this 2012 environmental appraisal, the site is considered to be suitable for commercial/industrial redevelopment in its current form.”

It is therefore considered that the requirements of SEPP 55 have been met and the site is suitable for industrial development.

Further, DA-12-2287 has also approved further bulk earthworks and the importation of fill and associated retaining walls. This work has to be completed to Council’s satisfaction prior

to any Construction Certificate being issued for this proposal. This will also require that any imported fill material be certified at the source as being suitable for industrial use. These matters will be **conditioned** accordingly in any consent issued.

7. External Referrals

7.1 The Application was referred to the following public agencies as summarised in the table below:

Agency	Comments
Roads and Maritime Services (RMS)	The Development Application and accompanying Traffic Report were referred to the RMS on 1 February 2013 and the matter was considered at the Sydney Regional Development Advisory Committee (SRDAC) on 20 February 2013 where no objections to the proposal were raised subject to the imposition of conditions of consent.
Department of Planning and Infrastructure (DPI)	The Application was referred to DPI on 6 February 2013. In response the DPI has raised no objections or requirements to the proposal.

8. Internal Referrals

8.1 The Application was referred to the following internal sections of Council as summarised in the table below:

Section	Comments
Engineering	No objections to the proposal subject to the imposition of conditions of consent which will be included in any consent granted.
Building	No objections to the proposal subject to the imposition of conditions of consent which will be included in any consent granted.
Traffic Management Section (TMS)	The applicant's Traffic Report prepared by Traffix was referred to Council's TMS who have raised no objections to the proposal subject to the imposition of conditions of consent which will be included in any consent granted.
Environmental Health	No objections to the proposal subject to the imposition of conditions of consent which will be included in any consent granted.

9. Public Comment

9.1 The Development Application was notified in accordance with Blacktown Development Control Plan Part K – *Notification of Development Applications* to adjoining and nearby property owners and occupants for a period of 14 days from 5 February to 19 February 2013. As a result of the notification period **no submissions were received**.

10. Council Assessment

10.1 As assessment of the key issues relating to the proposed development is presented below:

10.2 Site Analysis

The site is located on Interchange Change and is presently vacant. The establishment of a Warehouse and Distribution Centre has been designed taking into consideration the site's location as a gateway to Sydney's Motorway network. The Warehouse and Distribution Centre is compatible with adjoining premises and is considered satisfactory.

10.3 Building Frontages and Entries

The site is at the gateway to the Interchange Business Park and Sydney's Motorway road network. The building has a setback of 10 metres from Interchange Drive and a 20 metre setback from Wallgrove Road. This provides ample opportunities for landscaping and car parking to be provided in this area.

10.4 Setbacks

The proposal achieves compliance with the minimum setback requirements as contained with SEPP (Western Sydney Employment Area) 2009, with the proposed building intended to have a setback of 10 metres from Interchange Drive (southern boundary) and a 20 metre setback from Wallgrove Road (eastern boundary). Car parking is provided within the setbacks along both the southern and eastern boundaries. A 10m building setback will be provided along the southern boundary to Interchange Drive. Along the eastern boundary a one way driveway is situated and a 5 metre wide planting strip buffer is provided along the edge of the carpark to the property boundary. This will still be setback from Wallgrove Road by a 20 metre wide wetland area which will be planted out, which is also owned by the applicant. It is considered that these setback areas will provide the proposal with more than adequate landscaped buffers.

10.5 Access, Traffic and Parking

- (a) The proposed access arrangements are considered satisfactory and concurrence has been received from the RMS with respect to impacts on Sydney's Motorway network.
- (b) Vehicular access to the proposed Warehouse and Distribution Centre will be provided via Interchange Drive. Trucks will be able to enter the site via the 'in-only' slip lane off Wallgrove Road. However all traffic will exit the estate via Wonderland Drive only.
- (c) The proposed on-site car parking provision is considered satisfactory. The Employment Lands Precinct Plan for Lot 11 requires the site to provide a total of 327 spaces. The current proposal seeks approval for 298 spaces which is a variation of 29 spaces or 9% of the total requirement. The applicant seeks a departure from the numerical requirements under the Precinct Plan for the following reasons:
 - The proposed Warehouse and Distribution Centre has a specific end user where the overall car parking requirements have been reviewed and the application is supported by a Traffic Impact Assessment proposed by TRAFFIX dated 22 January 2013.
 - The Warehouse and Distribution Centre proposes to employ 100 persons, who work within 2 shifts per 24 hour day. The day shift will employ 60 persons and the night shift 40 persons.
 - No retail sales are proposed and therefore and no retail customers will be visiting the site.

- The only persons visiting the site will be sales representatives. The warehouse will not hold trade fairs, trade shows or undertake the training of staff.
 - It is considered that 298 spaces are sufficient to accommodate the maximum number of staff during any shift (day or night) and any visitors to the site.
 - The proposed car parking is considered sufficient to accommodate staff needs even under the worst case scenario if there is no staggering of shift times and all employees drive to the site.
 - No truck parking or maintenance of trucks will be undertaken on site, only loading and unloading of trucks.
- (d) All car parking spaces achieve compliance with AS2890.1. A **condition** of consent shall be imposed on any operational consent ensuring that a minimum of 298 spaces are provided and all spaces and aisle widths comply with the relevant Australian Standards.
- (e) A one way internal road with clockwise circulation is provided which provides truck access to and from Interchange Drive. All truck movements comply with the requirements of AS2890.1. A **condition** will be imposed requiring appropriate signage and linemarking to be undertaken on site to clearly highlight required circulation paths.

10.6 Landscaping

- (a) The applicant has submitted detailed landscaping plans which show the provision of suitable landscaping within the setbacks along Interchange Drive and Wallgrove Road. Suitable species have been chosen for planting within the site, including Forest Red Gum trees along the street frontage to Interchange Drive, with provision of low shrub planting capable of growing to a height of 1 – 2 metres to screen the car parking areas.
- (b) Screen planting is proposed along the northern, eastern and western boundaries to screen the loading docks and car parking areas. In addition, planting is proposed to screen the substation located within the front setback along Interchange Drive. Suitable species have been chosen for planting within the site, including Bush Christmas and Laurustinus, with both species capable of growing to a height of 3 metres.
- (c) Council will **condition** for the full compliance by the applicant with the landscape plans as submitted with the DA prior to occupation of the development.

10.7 Utilities and Infrastructure

The proposed construction of a Warehouse and Distribution Centre is not considered to adversely impact on existing utilities and infrastructure. The Department of Planning and Infrastructure has confirmed that the site has provision for utilities and infrastructure. The proposal is provided with a 100kL underground rainwater tank, which will collect roofwater and re-use it on the site. No aboveground tanks are proposed.

10.8 Noise and Vibration

To minimise noise and vibration as a result of construction work, a standard **condition** of consent will be imposed for work, including construction activities associated with the development, and including the delivery of materials to and from the site so as to meet the DEECW 2009 Construction Noise Guidelines.

10.9 Safety and Security

The proposed development is unlikely to contribute to the provision of any increased opportunity for criminal or anti-social behaviour to occur. The warehouse is proposed to operate 24 hours, 7 days a week. The occupation of the premises as a warehouse will have security measures in place to limit opportunities for crime, including appropriate lighting in the carpark and no external storage of goods. A **condition** will be imposed on any consent issued requiring prior to the occupation of the building all security measures be imposed. In addition, the design of the building provides limited concealed areas.

10.10 Impacts during Construction

Conditions of consent are recommended to mitigate any potential impacts on the amenity of the surrounding environment, including hours of construction and the submission and approval of a Traffic Management Plan.

10.11 Social and Economic Impacts

It is considered that the development of a Warehouse and Distribution Centre will compliment similar existing developments within Interchange Drive, as well as the wider employment area. The proposed development is expected to have a positive social and economic outcome for employment and attracting corporate customers to the City.

10.12 Water Management

The Application has been reviewed by Council's Drainage Engineer and Development Engineer who have raised no objections to the proposal subject to the implementation of **conditions** of consent.

10.13 Soil Management

The proposed development is not expected to have an adverse impact in regard to soil erosion or sedimentation. A **condition** of consent will require the applicant to ensure that the proposal is carried out in compliance with standard erosion and sedimentation control measures.

10.14 Contamination

State Environmental Planning Policy 55 – Remediation of Land specifies that land must not be rezoned or developed unless the potential for contamination has been considered and, where relevant, land has been appropriately remediated. Issues pertaining to land contamination were comprehensively addressed and dealt with in conjunction with DA-06-121 which granted approval for subdivision, bulk earthworks and civil works to establish Interchange Park. In 2006 the site was validated as being suitable for industrial/commercial use.

A further Environmental Analysis of the site prepared by SMEC Testing Services Pty Ltd dated 18 November 2012 has been carried out to ensure that circumstances have not altered since 2006. According to the report, since the initial validation of the land the site has been vacant and undeveloped. However, several stockpiles of soil in the north-west area of the site have been identified and are potentially contaminated. Specifically, sampling was undertaken in regard to the stockpiled soil. According to the report, the soil stockpiles do not present any risk to human health or the environment for a commercial/industrial land use setting. Fragments found within the stockpiled soil did not contain asbestos. The SMEC report concluded:

“Based on the results of the previous soil sampling programs performed at the site by PJRA in July 2004 and July 2006, and also the results of this 2012 environmental appraisal, the site is considered to be suitable for commercial/industrial redevelopment in its current form.”

In accordance with the environmental appraisal undertaken by SMEC Testing Services Pty Ltd, a **condition** will be included in any consent issued requiring the removal of residual demolition rubble and pipework fragments which are present in the north-west of the site.

DA-12-2287 has been approved by Council for further bulk earthworks and importation of fill material. This consent will require all imported material to be certified site contaminant free at the source before being brought to the site. These works will be completed prior to the building commencing.

It is therefore considered that the requirements of SEPP 55 have been met and the site is suitable for industrial/commercial development.

10.15 Waste Minimisation and Management

The proposal is not expected to generate any significant amounts of waste. Waste collection facilities are provided within the site to manage waste during operating hours.

10.16 Voluntary Planning Agreements

The site is subject to a Voluntary Planning Agreement (VPA) prepared by ING Real Estate Interchange Park Pty Ltd executed 28 August 2006. It is noted, under this VPA, the ownership of the detention basins will be handed over to Council for maintenance. However in this Development Application the applicant seeks to retain ownership of the basins. Accordingly a Deed of Variation is required to be prepared, exhibited and endorsed by Council to support this change. This will be included as a Pre-Construction Certificate **condition** of consent.

11. Section 79C Consideration

11.1 Consideration of the matters prescribed by Section 79C of the Environmental Planning and Assessment Act 1979 (as amended) are summarised below:

Heads of Consideration 79C	Comment	Complies
<p><i>a. the provisions of :</i></p> <p><i>(i) any environmental planning instrument (EPI)</i></p> <p><i>(ii) any development control plan</i></p> <p><i>(iii) the regulations</i></p>	<p>The provisions of the relevant EPIs relating to the proposed development are summarised under Section 6 of this report.</p> <p>The proposal is considered to be consistent with State Environmental Planning Policy (State and Regional Development) 2011, State Environmental Planning Policy (Infrastructure) 2007, State Environmental Planning Policy (Western Sydney Employment Area) 2009 and State Environmental Planning Policy 55 – Remediation of Land.</p> <p>The proposal is permissible within the IN1 General Industrial zone and satisfies the zone objectives outlined under State Environmental Planning Policy (Western Sydney Employment Area) 2009 and the Employment Lands Precinct Plan (Lot 11).</p> <p>A detailed assessment of the Application is provided</p>	Yes

	under Sections 6 and 10 of this Report.	
<i>b. the likely impacts of that development including environmental impacts on both the natural and built environments, and social and economic impacts in the locality</i>	An assessment of the key issues is provided in Section 10 of this Report and it is considered that the likely impacts of the development, including traffic, noise, parking and access and the like, have been satisfactorily addressed.	Yes
<i>c. the suitability of the site for the development</i>	<p>The subject site is zoned IN1 General Industrial pursuant to State Environmental Planning Policy (Western Sydney Employment Area) 2009 and permits Warehouses and Distribution Centres with consent.</p> <p>The proposal has been designed taking into consideration the land's features, including cut and fill approved under previous approvals, access arrangements to the site and the relationship to adjoining Warehouse and Distribution Centres.</p> <p>The site is therefore considered suitable for the proposed development.</p>	Yes
<i>d. any submissions made in accordance with this Act, or the regulations</i>	As noted in Section 9 of this Report, no submissions were received.	Yes
<i>e. the public interest</i>	The proposal is considered to be in the public interest as it will provide further local employment opportunities and will supply goods to all the local and regional Bunnings Stores.	Yes

12. General Comments

- 12.1 The application has been assessed against the matters for consideration listed in Section 79C of the Environmental Planning and Assessment Act 1979 and is considered to be satisfactory. Overall, it is considered that the proposed development satisfactorily addresses its impacts and the proposal is in the public interest.
- 12.2 The proposal is consistent with the objectives of State Environmental Planning Policy (Western Sydney Employment Area) 2009 and the IN1 General Industrial zone, and the proposed Warehouse and Distribution Centre is permissible subject to development consent.
- 12.3 The proposal complies with the essential criteria of SEPP (Western Sydney Employment Area) 2009 with the exception of a 9% variation to required on-site car parking. This report clearly shows that the 298 car spaces proposed will more than satisfactorily meet the demands of parking generated by staff and visitors for both Stages 1 and 2. Even if there is a future increase in staff, the site will be able to meet any expansion needs. Issues pertaining to built form, access, traffic impacts, stormwater drainage, OSD and site contamination are all considered satisfactory.
- 12.4 The application was publicly notified for a period of 14 days, wherein no submissions were received.

13. Recommendation

- 13.1 The subject Development Application be approved by the Sydney West Joint Regional Planning Panel subject to the **conditions** held at Attachment 1.
- 13.2 The applicant be advised of the Sydney West Joint Regional Planning Panel's decision.

SARA SMITH
TOWN PLANNER

JUDITH PORTELLI
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GLENNYS JAMES
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