

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Parramatta City Council** on **Wednesday 9 September 2015 at 4.30 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Paul Mitchell and Cr Andrew Wilson

**Apologies:** Cr Jean Pierre Abood

**Declarations of Interest:** None

## Determination and Statement of Reasons

**2014SYW002 – Parramatta, DA/709/2011/E**, Section 96(2) modification to an approved development comprising a 3 lot Torrens title subdivision with earthworks and retaining walls, construction of a Bunnings Warehouse on proposed Lot 1 with associated signage and car parking.

The modification seeks approval for a revised vegetation management plan to address the removal of vegetation required to be maintained on the site, and to incorporate a Voluntary Planning Agreement that seeks to redress the vegetation loss by investment in an upstream natural area, 312-316 Victoria Road, Rydalmere (Lots 1-3 DP 1177708).

**Date of determination:** 9 September 2015

### Decision:

The panel unanimously determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

### Panel consideration:




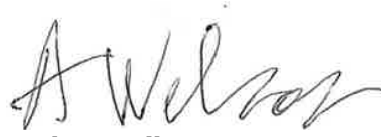
The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.

### Reasons for the panel decision:

1. The Panel is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies.
3. The proposal adequately satisfies the provisions and objectives of Parramatta LEP 2011 and Parramatta DCP 2011.
4. The proposed development amendments will have no adverse impacts on the built environment and will have a positive impact on the natural environment by reinstating the Blue Gum High Forest community removed from the site without consent and by regenerating nearby Ponds Creek Reserve.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development subject to the conditions imposed is a suitable use of the site and approval of the proposal is in the public interest.

**Conditions:** The development application was approved subject to recommended conditions in the Council Town Planning Report.

### Panel members:

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|---|---|---|
|  |  |  |
| <b>Mary-Lynne Taylor</b>  | <b>Bruce McDonald</b>   | <b>Paul Mitchell</b>  |
|   |   |   |
| <b>Andrew Wilson</b>  |   |   |

# SYDNEY WEST JOINT REGIONAL PLANNING PANEL

## SCHEDULE 1

|    |   |
|----|---|
| 1  | <b>JRPP Reference – 2014SYW002, LGA – Parramatta City Council, DA/709/2011/E</b>  |
| 2  | <p><b>Proposed development:</b> Section 96(2) modification to an approved development comprising a 3 lot Torrens title subdivision with earthworks and retaining walls, construction of a Bunnings Warehouse on proposed Lot 1 with associated signage and car parking.</p> <p>The modification seeks approval for a revised vegetation management plan to address the removal of vegetation required to be maintained on the site, and to incorporate a Voluntary Planning Agreement that seeks to redress the vegetation loss by investment in an upstream natural area.</p>  |
| 3  | <b>Street address:</b> 312-316 Victoria Road, Rydalmere (Lots 1-3 DP 1177708)   |
| 4  | <b>Applicant and Owner:</b> Bunnings Properties Pty Ltd   |
| 5  | <b>Type of Regional development:</b> The development has a capital investment value of greater than \$5 million and relates to a site with Council interest.  |
| 6  | <p><b>Relevant mandatory considerations</b></p> <ul style="list-style-type: none"> <li>• Environmental planning instruments: <ul style="list-style-type: none"> <li>○ State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development</li> <li>○ State Environmental Planning Policy (Infrastructure) 2007</li> <li>○ Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)</li> <li>○ Parramatta Local Environmental Plan 2011</li> </ul> </li> <li>• Draft environmental planning instruments: Nil</li> <li>• Development control plans: <ul style="list-style-type: none"> <li>○ Parramatta Development Control Plan 2011</li> </ul> </li> <li>• Planning agreements: Nil</li> <li>• Regulations: <ul style="list-style-type: none"> <li>○ Environmental Planning and Assessment Regulation 2000</li> </ul> </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 EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul> |
| 7  | <p><b>Material considered by the panel:</b></p> <p>Council assessment report with recommended conditions and written submissions.</p> <p>Verbal submissions at the panel meeting: Nil</p>   |
| 8  | <p><b>Meetings and site inspections by the panel:</b></p> <p>9 September 2015 - Final Briefing meeting.</p>   |
| 9  | <b>Council recommendation:</b> Approval   |
| 10 | <b>Conditions:</b> Attached to council assessment report  |