

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Bankstown City Council** on **Thursday 11 December 2014 at 1.00 pm**

Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald, Lindsay Fletcher, Cr Ian Stromborg and Cr Allan Winterbottom

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW046 – Bankstown - DA-150/2014, Torrens title subdivision of the site into two (2) lots, demolition of existing structures on proposed Lot 21 and the construction of a two (2) level bulky goods facility with associated car parking and landscaping, 62 Hume Highway, Chullora.

Date of determination: 11 December 2014

Decision:

The panel 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 material presented at meetings (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The use of the site for bulky goods sales is considered to be an orderly and economic use of the subject land given –
 - the use is permitted within the applicable zoning of 4(a) General Industrial under Bankstown LEP 2001;
 - similar uses are already operating on the site and adjacent land;
 - substantial land area is required to accommodate the use;
 - The proposal is unlikely to impact on the viability of established commercial centres in the broader locality.
2. The proposal satisfies the relevant State Environmental Planning Policies, the provisions of Bankstown LEP 2001 and Bankstown DCP 2005.
3. The proposal will add to the supply and choice of bulky goods retail services within the City of Bankstown and neighbouring localities.
4. The proposal will have no substantial impact on the built or natural environments and presents adequately when viewed from the Hume Highway.
5. In consideration of conclusions 1-4 above the Panel considers the proposal is to be in the public interest.

Conditions: The development application was approved subject to the conditions in the Council Assessment Report with amendments to Condition 5 to read as follows –

If unexpected soil contaminants are unearthed during excavation and construction works, which has the potential to alter previous conclusions made regarding potential site contamination, all work is to cease and Council notified immediately. The contaminated land situation is to then be evaluated by a suitable qualified and experienced environmental consultant and an appropriate response determined by the applicant must be agreed to by Council, prior to the re-commencement of works.

In those circumstances Council may determine that a NSW EPA accredited site auditor be involved to assist with the assessment of the new contamination information. The applicant must also adhere to any

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additional requirements or conditions, which may be imposed by the accredited site auditor.

Panel members:

 Mary-Lynne Taylor (Chair)	 Bruce McDonald	 Lindsay Fletcher
 Ian Stromborg	 Allan Winterbottom	

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SCHEDULE 1

1	JRPP Reference – 2014SYW046, LGA – Bankstown City Council, DA/150/2014
2	Proposed development: 2014SYW046 – Bankstown - DA-150/2014, Torrens title subdivision of the site into two (2) lots, demolition of existing structures on proposed Lot 21 and the construction of a two (2) level bulky goods facility with associated car parking and landscaping.
3	Street address: 62 Hume Highway, Chullora.
4	Applicant/Owner: Applicant – Goodman Property Services (Australia) Pty Ltd, Owner – The Trust Company Limited.
5	Type of Regional development: Capital Investment Value > \$20M
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ State Environmental Planning Policy 64 – Advertising and Signage ○ Bankstown Local Environmental Plan 2001 • Draft environmental planning instruments: Draft Bankstown Local Environmental Plan 2014 • Development control plans: <ul style="list-style-type: none"> ○ Bankstown Development Control Plan 2005 • Planning agreements: Nil • Regulations: <ul style="list-style-type: none"> ○ Environmental Planning and Assessment Regulation 2000 • 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 with conditions of consent, Locality plan, Site plan, Elevations and written submissions. Verbal submissions at the panel meeting: None
8	Meetings and site inspections by the panel: 22 May 2014 - Briefing Meeting, 11 December 2014 - Site Inspection and Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report