

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council** on **Thursday 20 August 2015 at 12.00 pm**

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

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2014SYW089 – Blacktown City Council, DA14/1343, Construction of a Costco wholesale and retail premises, Lot 1082 DP 1189044 Richmond Road, Marsden Park.

Date of determination: 20 August 2015

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 matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The proposed facility will provide a specialised retail and wholesale household product outlet servicing the Blacktown local government area and the broader outer metropolitan western region from a highly accessible location. The development will compliment the similarly scaled specialized product outlets approved in this location.
2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP (Sydney Region Growth Centres) 2006, SEPP (Infrastructure) 2007, SEPP 55 Remediation of Land, SEPP 33 Hazardous and Offensive Development and SEPP 64 Advertising and Signage.
3. The proposal adequately satisfies the provisions and objectives of Growth Centres Precinct DCP 2010 including Precinct 3 Marsden Park Industrial Precinct and is consistent with the Planning Proposal recently adopted specifically permitting this use of the subject site. Although the amount of communal area does not comply with the region growth centres DCP guidelines what has been provided in this application is considered to be satisfactory in the circumstances here and it is noted no Clause 4.6 variation has been provided as it is not a development standard under the relevant SEPP.
4. The architectural and site development treatment and the landscape treatment adopted for the proposal will effectively integrate the development into the precinct and locality in which the site is located.
5. The proposed development will have no significant adverse impacts on the natural or built environments noting that these impacts have been addressed in the strategic decision to designate this locality for urban development. Further the Panel considers the proposal will not have significant negative economic impact on established commercial centres noting that this issue was addressed in the adoption of the planning proposal that authorizes the use of the subject site for the proposed use.
6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

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Decision: The development application was approved subject to the conditions as agreed at the meeting between Council Assessment Staff and the Applicant with amended condition relating to the operation nature of the premises.

Condition 13.2.1 to read as follows:

Consistent with the terms of the application, the development shall, at all times, operate as memberships only wholesale/retail premises.

Panel members:



Mary-Lynne Taylor



Bruce McDonald



Paul Mitchell

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SCHEDULE 1

1	JRPP Reference – 2014SYW089, LGA – Blacktown City Council, DA14/1343
2	Proposed development: Construction of a Costco wholesale and retail premises.
3	Street address: Lot 1082 DP 1189044 Richmond Road, Marsden Park.
4	Applicant: Costco Wholesale (Australia) Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (State and Regional Development) 2011 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy (Sydney Region Growth Centres) 2006 ○ State Environmental Planning Policy No. 33 – Hazardous and Offensive ○ State Environmental Planning Policy No. 64 – Advertising and Signage • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Growth Centre Precincts Development Control Plan 2010 • 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 proposed conditions of consent, Location plan, Development application plans, Section 79C heads of consideration, Compliance table with Growth Centres SEPP, SEPP 64, Planning proposal council report, List of services and products available, Costco company overview and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Andrew Duggan • Tim Hill
8	Meetings and site inspections by the panel: 20 August 2015 - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report