

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at 12.30pm on Wednesday 22 April 2015 at Blacktown City Council

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

Apologies: None Declarations of Interest: None

Determination and Statement of Reasons

2014SYW102 – Blacktown – JRPP-14-1499 [Hollinsworth Avenue and Richmond Road, Marsden Park] as described in Schedule 1.

Date of determination: 22 April 2015

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 proposal will contribute to the development of a centre offering bulky goods retail facilities and other services within the developing Marsden Park Industrial Precinct and add to retail choice and supply within the North West Growth Centre.
- The proposal is consistent with the provisions of the relevant State Environmental Planning Policies including:
 - SEPP (Sydney Region Growth Centres) 2006 including Appendix 5 of the SEPP Marsden Park Industrial Precinct.
 - SEPP (Infrastructure) 2007
 - SEPP 64 – Advertising and Signage
 - SEPP 55 (Remediation of Land)
- The proposal is adequately compliant with the Growth Centre DCP.
- The proposed development will have no significant impacts on the natural or built environments including noise impacts on nearby premises or impacts on the local traffic system.
- In consideration of conclusions 1-4 the Panel considered the development is a suitable use of the land and approval is in the public interest.

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)



Paul Mitchell



Bruce McDonald

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2014SYW102 – Blacktown – JRPP-14-1499
2	Proposed development: Construction of a 2 storey Bulky Goods Outlet comprising bulky goods premises, business premises, child care centre, recreation facility (indoor) and takeaway food and drink premises, car parking, site preparation works, signage and landscaping.
3	Street address: Hollinsworth Avenue and Richmond Road, Marsden Park
4	Applicant/Owner: Applicant: Nixanderson
5	Type of Regional development: Capital investment value > \$20M
6	Relevant mandatory considerations <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 64 – Advertising and Signage • Variation to Growth Centre Development Control Plan (DCP) • 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 date 8 April 2015 Written submissions during public exhibition: 1 Submission
8	Meetings and site inspections by the panel: Site Inspection: 22 April 2015, Final Briefing Meeting: 22 April 2015
9	Council recommendation: Approval
10	Draft conditions: as attached to assessment report