

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 15 October 2015 at 10.00am

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Victor Macri and Mark Gardiner

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE057 Marrickville DA201500168: Demolish existing improvements and Torrens title subdivision of the site into 2 allotments and construct and fit out a 13,350 sqm Masters Home Improvement store including vehicle access, loading, car parking and landscaping on Lot 1 and construct 10 industrial units varying from 348 sqm to 635 sqm including vehicle access, loading, car parking and landscaping on Lot 2 at 74 Edinburgh Road Marrickville as described in Schedule 1.

Date of determination: 15 October 2015

Decision:

The Panel determined to accept the recommendation 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 as addressed in the Council Assessment Report, the material listed at item 7 and the material presented at meetings listed at item 8 in Schedule 1.


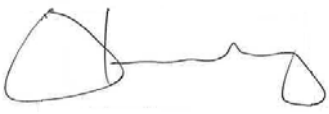



Reasons for the panel decision:

- The proposal is an appropriate use of the site and complies with the objectives of the zone.
- The proposal is compatible with the industrial character of the locality.
- The proposal will provide a locally placed service which is in demand by the Marrickville community.

Conditions: The development application was approved subject to the conditions recommended in the assessment report, except for

- Part A Deferred Commencement Condition is deleted.
- Condition 1 is amended to refer to landscape plans dated 17/8/15.
- Condition 3 is changed to "The development is to be carried out in a manner which ensures Stage 1 of the development, ie Masters Site, is commenced prior to, or simultaneously with the commencement of Stage 2 of the development."
- Condition 8 is amended to: "Thirty-four car parking spaces must be provided, paved, line-marked and maintained at all times in accordance with the standards contained within Part 2.10 of the Marrickville DCP 2011 – Parking on Lot 2. Three of the car spaces must be allocated as accessible car parking spaces and marked as disabled car parking spaces."
- Condition 23 is amended to: "The hours of operation for the industrial units on Lot 2 must be restricted to between the hours of 6.00 am and 10.00 pm seven days a week including public holidays."
- Condition 53, in the third paragraph the word "a" is replaced by the word "the first".
- Condition 100 is deleted.

Panel members:

 John Roseth (chair)	 David Furlong	 Sue Francis
 Victor Macri	 Mark Gardiner	

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SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE057 Marrickville DA201500168
2	Proposed development: Demolish existing improvements and Torrens title subdivision of the site into 2 allotments and construct and fit out a 13,350 sqm Masters Home Improvement store including vehicle access, loading, car parking and landscaping on Lot 1 and construct 10 industrial units varying from 348 sqm to 635 sqm including vehicle access, loading, car parking and landscaping
3	Street address: Lot 2 at 74 Edinburgh Road Marrickville
4	Applicant/Owner: Hydrox Nominees
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	<ul style="list-style-type: none"> • Relevant mandatory considerations: • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 64 (Advertising and Signage) • Marrickville Local Environmental Plan 2011 • Marrickville Development Control Plan 2011 • Marrickville Section 94/94A Contributions Plan 2014 • 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 Dated: 1 October 2015 Written submissions during public exhibition: 13 Verbal submissions at the panel meeting: Mr Tony Pratt addressed the Panel on behalf of the applicant and in support of the application.
8	Meetings and site inspections by the panel: Briefing Meeting on 1 July 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report