

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 10 December 2015 at 3.30pm

Panel Members: John Roseth (chair), David Furlong, Sue Francis, Carol Provan and Kevin Schreiber

Apologies: None - Declarations of Interest: None

Determination and Statement of Reasons

2015SYE086 – Sutherland - DA15/0671 - Demolition of Existing Structures and Construction of a New Commercial Building to be Used for Hardware and Building Supplies, Garden Centre, Signage & Car Parking - 31-35 Willarong Road, Caringbah as described in Schedule 1.

Date of determination: 10 December 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 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 panel adopted the assessment of those matters in the Council Assessment Report.

Conditions:

The development application was approved subject to the conditions in Council Assessment Report as amended at the meeting.

The following changes to the conditions are as follows:

1. Deletion of "Part 1 – Deferred Commencement Conditions"
2. Re-Name "Part 2 – Conditions" to "Part 1 – Conditions"
3. Insert plan numbers into Condition 1, as submitted by Bunnings to Council on 30 September 2015
4. Insert new condition following Condition 1 wording as follows:

Design Changes

- a) The gabled entrance above the main entry on the southern side of the building shall be deleted and a more contemporary design element similar to the metal louvers and glazing shall be incorporated with the large void space of the entry to present a cohesive entrance to the building
- b) The proposed entrance ramp and stairs to the main entry shall be redesigned to provide improved connectivity between the Koonya Circuit street frontage and the building entry.
- c) The submission of a revised colour scheme for the building which utilizes a banding of colours in the Bunnings corporate colours (similar to the existing Chatswood Bunnings).

Revised plans shall be submitted to and approved by Council prior to lodgement of the Construction Certificate

5. Insert new condition following Condition 48 regarding hours of operation as follows:

To minimise the noise impact upon the surrounding environment, the hours of operation shall be limited to:

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

6.30AM to 10.00PM Monday to Friday

7.00AM to 7.00PM Saturday, Sundays and Public Holidays

Panel members:



John Roseth (chair)



David Furlong



Sue Francis



Carol Provan



Kevin Schreiber

SYDNEY EAST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – LGA- Council Reference: 2015SYE086 – Sutherland - DA15/0671
2	Proposed development: Demolition of Existing Structures and Construction of a New Commercial Building to be Used for Hardware and Building Supplies, Garden Centre, Signage & Car Parking
3	Street address: 31-35 Willarong Road, Caringbah
4	Applicant/Owner: Bunnings Group Ltd
5	Type of Regional development: General development with a Capital Investment Value of more than \$20 million
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Sutherland Shire Local Environmental Plan 2015 (SSLEP2015) • State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) • State Environmental Planning Policy 64 – Advertising and Signage (SEPP 64) • State Environmental Planning Policy (State and Regional Development) 2011 Cl.21 and Sch.4A of the Act. • State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) • Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Draft Sutherland Shire Development Control Plan 2015 (DSSDCP2015) • 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: 26 November 2015 Written submissions during public exhibition: 0 Verbal submissions at the panel meeting: Support- Nil; Against- Nil; On behalf of the applicant- Phillip Drew
8	Meetings and site inspections by the panel: Briefing Meeting on 2 September 2015
9	Council recommendation: Approval
10	Draft conditions: Attached to council assessment report