

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Fairfield City Council** on **Wednesday 2 December 2015 at 1.00 pm**

Panel Members: Paul Mitchell (Acting Chair), Lindsay Fletcher, Bob McCotter, Ninos Khoshaba and Eber Butron

Apologies: none

Declarations of Interest: none

Determination and Statement of Reasons

2015SYW037 – Fairfield City Council, DA/71.1/2015, Staged redevelopment of the site for the purpose of a Bunnings Warehouse, Lots 1 and DP 1071647, No. 1 – 19 Bonnyrigg Avenue, Bonnyrigg.

Date of determination: 2 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, 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:

1. The proposal will revitalise an underused and unattractive site of the periphery of the Bonnyrigg town centre
2. The proposal is a permissible use and is consistent with at least one of the objectives of the 4(c) Special Industrial zone in Fairfield Local Environmental Plan 1994.
3. The proposal will add to the range of retail services available in the locality and is therefore of social benefit.
4. The subject site is a former transport services area which is largely flat and located adjacent to arterial roads and the Bonnyrigg town centre. It is also appropriately located with respect to residential areas. As such the Panel considers the site suitable for the proposed use.
5. The proposed development is unlikely to adversely affect the natural or built environment.
6. The Panel notes that a thorough stage 1 contaminated site investigation has been conducted and is satisfied that the site can be made suitable for the proposed use subject to the conditions given in the stage 1 contamination report. The Panel is satisfied, on the basis that the stage 1 report, that the site can be made suitable for the proposed use and therefore considers that the recommended deferred commencement condition is unnecessary.
7. For the reasons given above approval of the application is in the public interest.

Decision: The development application was unanimously approved.

Panel members:

 Paul Mitchell	 Lindsay Fletcher	 Bob McCotter
Eber Butron	Ninos Khoshaba	

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SCHEDULE 1

1	JRPP Reference – 2015SYW037, LGA – Fairfield City Council, DA/71.1.2015
2	Proposed development: Staged redevelopment of the site for the purpose of a Bunnings Warehouse.
3	Street address: Lots 1 and DP 1071647, No. 1 – 19 Bonnyrigg Avenue, Bonnyrigg.
4	Applicant/Owner: Applicant: Bunnings Group Limited. Owners: Bunnings Properties Pty 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"> ◦ Fairfield Local Environmental Plan 1994 ◦ State Environmental Planning Policy No. 55 – Remediation of Land ◦ State Environmental Planning Policy (Infrastructure) 2007 ◦ State Environmental Planning Policy No. 64 – Advertising and Signage ◦ Employment Lands Strategy 2008 ◦ Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ◦ Fairfield City Wide Development Control Plan 2013 • 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 recommended deferred conditions of consent and supporting documents as attached in the report. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Mr Philip Drew
8	Meetings and site inspections by the panel: 2 December 2015 - Site Inspection and Final Briefing Meeting.
9	Council recommendation: Deferred Commencement Approval
10	Conditions: Attached to council assessment report