

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Blacktown City Council** on **Wednesday 17 June 2015 at 1.00 pm**

Panel Members: Bruce McDonald (Acting Chair), Bruce Clarke and John Colvin

Apologies: None

Declarations of Interest: None

Determination and Statement of Reasons

2015SYW076 – Blacktown City Council, DA 14-2393, Construction of a new fire station, 12 associated car parking spaces and the establishment of a 1,303 sqm bushland protection area, Lot 1 DP 1195719, 1A Ellsworth Drive, Tregear.

Date of determination: 17 June 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 (including the applicant's legal advice) and the matters observed at site inspections listed at item 8 in Schedule 1.

Reasons for the panel decision:

1. The development provides an essential safety utility serving the new urban settlement occurring in this sector of the metropolitan region, on a site selected to facilitate safe, integrated and time critical responses to emergencies.
2. The proposal adequately satisfies the provisions of relevant State Environmental Planning Policies and in particular SEPP (Infrastructure) 2007 which is the planning instrument which permits development of the site for this purpose.
3. The proposed development will have no significant adverse impacts on the natural or built environments including landscape character, aboriginal artefacts or the performance of the local road networks.
4. The proposal is considered to produce a satisfactory outcome in regard to natural vegetation of habitat management. In this regard the Panel's notes that the large Eucalypt that is to be removed is in poor health and further notes the measures to be taken associated with its removal.
5. In consideration of conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

Decision: The development application was approved subject to the conditions as agreed at the meeting between Council Assessment Staff and the Applicant.

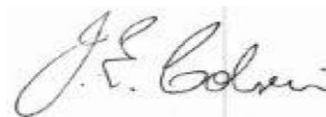
Panel members:



Bruce McDonald



Bruce Clarke



John Colvin

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SCHEDULE 1

1	JRPP Reference – 2015SYW076, LGA – Blacktown City Council, DA 14-2393
2	Proposed development: Construction of a new fire station, 12 associated car parking spaces and the establishment of a 1,303 sqm bushland protection area.
3	Street address: Lot 1 DP 1195719, 1A Ellsworth Drive, Tregear.
4	Applicant/Owner: Applicant – NSW Public Works on behalf of Fire and Rescue NSW
5	Type of Regional development: Crown application
6	Relevant mandatory considerations <ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ Blacktown Local Environmental Plan 1988 ○ State Environmental Planning Policy (Infrastructure) 2007 ○ State Environmental Planning Policy 55 – Remediation of Land ○ Draft Blacktown Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Blacktown Development Control Plan 2006 • 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 draft conditions of consent, Section 79C assessment, Assessment of significant tree nomination, Photo showing tree sections to be retained, DA plans and bush regeneration plan, Six development options considered for the site, Locality map and location of objectors, Applicant's response to ecological concerns, Applicant's response to archaeological concerns and written submissions. Verbal submissions at the panel meeting: <ul style="list-style-type: none"> • Daniel Taylor • Wayne Olling • Patrick Holland • Mathew McNamara
8	Meetings and site inspections by the panel: 17 June 2015 - - Site Inspection & Final Briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report