

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Blacktown City Council on Wednesday 18 May 2016 at 10.30am
Panel Members: Mary-Lynne Taylor (Chair), Bruce McDonald and Lindsay Fletcher
Apologies: None Declarations of Interest: None
Determination and Statement of Reasons
2015SYW190 – Blacktown City Council – DA15-02130 [Lot 2020, DP 877343, 35 Huntingwood Drive, Huntingwood] as described in Schedule 1.
Date of determination: 18 May 2016
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .
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: <ol style="list-style-type: none"> 1. The proposed development will provide additional light industrial and warehousing capacity and associated employment within the Central West Metropolitan Subregion and the Blacktown local government area in a location specifically planned for such uses. 2. The proposed development adequately satisfies the relevant State Environmental Planning Policies including SEPP 55, Remediation of Land and SEPP (Infrastructure) 2007 and SEPP 64 – Advertising and Signage. 3. The proposal adequately satisfies the provisions and objectives of Blacktown LEP 2015 and Blacktown DCP 2015. 4. The proposed development is consistent in scale and form and pattern of development anticipated within the Huntingwood industrial estate. 5. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the operation of the local road system or the M4 Motorway. 6. In consideration of conclusions 1-5 above the Panel considers the proposed development is a suitable use of the site and is in the public interest.
Conditions: The development application was approved subject to the conditions in the Council Assessment Report with amendments to Conditions 4.2.2, 5.1.2, 10.8.5, 12.1.2, 12.1.4 and 12.4.1 as follows: Condition 4.2.2 to read as follows: A total of 299 on-site car parking spaces (including 6 disabled car spaces) are to be available to staff and visitors at all times. The development is also required to be capable of accommodating 57 'provisional' car parking spaces in association with Building 1 and 27 'provisional' car parking spaces in association with Building 2 as indicated on the approved Site Plan, Drawing Number SP1-HU-DA-004, Issue A, dated 18.09.15. No development or activities are to occur on the areas marked 'provisional' parking as these are to be available for future parking needs, if required. The car parking spaces are to be allocated to each building as follows: Building 1 (Warehouse 1 + 2) - 278 spaces (including 57 provisional spaces) Building 2 (Warehouse 3) – 105 spaces (including 27 provisional spaces) These spaces are to be designed having minimum internal clear dimensions in accordance with Australian Standard 2890.1 as follows:

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Commercial Car Space: 2.6m x 5.4m

Disabled Car Space: 2.4m x 5.4m with a shared area of 2.4m x 5.4m

Condition 5.1.2 to read as follows:

As the buildings are the subject of an alternative solution under the performance requirements of the Building Code of Australia, the Applicant is required to ensure any associated construction certification for the development work is consistent with, and conforms to, the terms of the approved alternative solution, and does not compromise or reduce the level of fire or structural safety afforded the building.

Condition 10.8.5 to read as follows:

The Applicant is to submit a Traffic Management Plan to ensure that deliveries and truck queuing is co-ordinated between the three units and does not impact on the surrounding road network.

Condition 12.1.2 to read as follows:

All loading, unloading operations and parking shall take place at all times wholly within the confines of the land. All vehicles must enter and exit the site in a forward direction.

Condition 12.1.4 to read as follows:

Should any valid complaints from the public be received by Council with regard to the permanent on-site car parking facilities being insufficient to cater for the needs of the employees and visitors of this development, a sufficient number of provisional car parking spaces are to be made available for the use of staff and visitors at all times as required by Council.

Condition 12.4.1 to read as follows:

The 'warehouse or distribution centres' or 'light industries' are permitted to operate 24 hours a day, 7 days a week.

Panel members:



Mary-Lynne Taylor (Chair)



Bruce McDonald



Lindsay Fletcher

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2015SYW190, LGA – Blacktown City Council, Council Reference: DA15-02130
2	Proposed development: Torrens title subdivision into 2 lots, removal of the existing structures and trees, the staged construction and fitout of 2 x industrial buildings comprising 3 x warehouses with associated offices, occupation as a warehouse or distribution centre / light industrial facility, 8 x illuminated building identification signs, car parking, site works and landscaping.
3	Street address: Lot 2020, DP 877343, 35 Huntingwood Drive, Huntingwood
4	Applicant/Owner: Paul Solomon C/ Frasers Property Industrial Constructions Pty Ltd
5	Type of Regional development: Capital Investment Value >\$20 million
6	Relevant mandatory considerations: <ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> Environmental Planning and Assessment Act 1979 State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy 64 – Advertising and Signage State Environmental Planning Policy No.55 – Remediation of Land Blacktown Local Environmental Plan 2015 Development control plans: <ul style="list-style-type: none"> Blacktown Development Control Plan 2015 (BDCP) 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 <i>Environmental Planning and Assessment Act 1979</i> and EPA Regulation. The public interest, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council Assessment Report Dated 4 May 2016 Written submissions during public exhibition:1 Verbal submissions at the panel meeting: <ul style="list-style-type: none"> On behalf of the applicant – Paul Soloman
8	Meetings and site inspections by the panel: Site Inspection, Briefing: 18 May 2016
9	Council recommendation: Approval
10	Draft conditions: As per Council Assessment Report