

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at **Cumberland Council** (Former Auburn City Council Chambers) on

Thursday 23 June 2016 at 4.00 pm

Panel Members: Mary-Lynne Taylor (Chair), Paul Mitchell, Bruce McDonald, Paul Stein and Julie Walsh

Apologies: Nil

Declarations of Interest: Nil

Determination and Statement of Reasons

2016SYW016 – Cumberland Council - DA-448/2015, Alterations and additions to the existing commercial and industrial building including part demolition and construction of a new commercial building to be used for hardware and building supplies, use existing 2 storey offices, erect six free standing pylon signs and undertake a two (2) lot Torrens Title Subdivision, 93 St Hilliers Road, Auburn.

Date of determination: 23 June 2016

Decision:

The panel unanimously 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 the matters presented at meetings and the matters observed at site inspections listed at item 8 in Schedule.



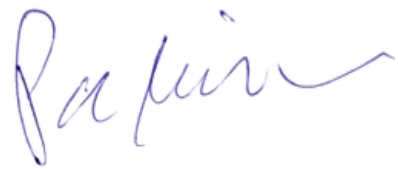


Reasons for the panel decision:

1. The proposed development will provide a commercial and specialised retail warehousing facility and associated employment within the Central West Metropolitan Subregion and the Cumberland local government area in a location 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 Auburn LEP 2010 and Auburn DCP 2010.
4. 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.
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.

Conditions: The development application was approved subject to the final sets of conditions presented at the meeting with the changes to the following conditions attached with the Panel Decision.

Condition 1, Condition 6, Condition 7, Condition 8, Condition 9, Condition 13, Condition 22, Condition 54, Condition 58, Condition 65, Condition 67, Condition 74, Condition 75, Condition 76, Condition 80, Condition 81, Condition 92 and Condition 103.

Panel members:

		
Mary-Lynne Taylor	Bruce McDonald	Paul Mitchell
		
Julie Walsh	Paul Stein	

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SCHEDULE 1

1	JRPP Reference – 2016SYW016, LGA – Cumberland Council, DA-448/2015
2	Proposed development: Alterations and additions to the existing commercial and industrial building including part demolition and construction of a new commercial building to be used for hardware and building supplies, use existing 2 storey offices, erect six free standing pylon signs and undertake a two (2) lot Torrens Title Subdivision.
3	Street address: 93 St Hilliers Road, Auburn.
4	Applicant and Owner: Bunnings Properties Pty Ltd.
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"> ○ State Environmental Planning Policy 55 – Remediation of Land ○ SEPP 33 – Hazardous and Offensive Development ○ SEPP 64 – Advertising and Signage ○ SEPP (Infrastructure) 2007 ○ Auburn Local Environmental Plan 2010 ○ SREP (Sydney Harbour Catchment) 2005 • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Auburn Development Control Plan 2010 • 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, including the principles of ecologically sustainable development.
7	Material considered by the panel: Council assessment report with draft recommended conditions and written submissions. Verbal submissions at the public meeting: <ul style="list-style-type: none"> • Phillip Drew on behalf of the applicant
8	Meetings and site inspections by the panel: 23 June 2016 – Site Inspection and Final briefing meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report