

DETERMINATION AND STATEMENT OF REASONS

SYDNEY WEST CENTRAL PLANNING PANEL

DATE OF DETERMINATION	19 April 2017
PANEL MEMBERS	Paul Mitchell (Chair), Louise Camenzuli, Clare Brown, Chris Quilkey and Kathie Collins
APOLOGIES	Edward Blakely and Mary-Lynne Taylor
DECLARATIONS OF INTEREST	Clare Brown declared a non-significant conflict of interest, the applicant has been a client of her employer in relation to other development sites. The Panel considered this, and agreed that Clare was not precluded from forming part of the Panel for this application.

Electronic meeting held between 11 April 2017 to 19 April 2017

MATTER DETERMINED

2016SYW239 – Blacktown – JRPP-16-03343 AT 1 Huntingwood Drive, Huntingwood (AS DESCRIBED IN SCHEDULE 1)

PANEL CONSIDERATION AND DECISION

The Panel considered: the matters listed at item 6 and the material listed at item 7 in Schedule 1.

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*. The decision was unanimous.

REASONS FOR THE DECISION

The reasons for the decision of the Panel were:

1. The proposed development is substantially compliant with all applicable planning controls, including the *Environmental Planning and Assessment Act 1979*, SEPP (State and Regional Development) 2011, SEPP (Infrastructure) 2007, SEPP 55 – Remediation of Land, SREP 20 - Hawkesbury-Nepean River, Blacktown LEP 2015 and Blacktown DCP 2015 (DCP). It is permissible on the site, which is zoned IN2 Light Industrial and is consistent with neighbouring light industrial developments. It is consistent with the long-term vision of the Draft West Central District Plan 2016.
2. The development is not compliant with the DCP with respect to the provision of car parking, parking for disabled drivers and multi tenanted industrial development. The Panel notes that the 302 parking spaces does not meet the requirement under the DCP for 315 parking spaces, but does meet the requirements of the Huntingwood Precinct DCP which applies to adjoining land, and exceeds the RMS Guide to Traffic Generating Development. The departures from the planning controls with respect to these matters have been appropriately justified and are considered reasonable in the circumstances of this development.
3. Other non-compliances are minor, justified in the circumstances and acceptable under the proposed conditions of consent.
4. The DA was referred to all required government authorities and no objections were raised.
5. Notification requirements were complied with and no objections requiring consideration were received.
6. The proposed development appears satisfactory with regard to built form, landscaping, stormwater drainage, car parking, accessibility, social and economic impacts, and streetscape presentation and design.
7. The proposed development is in the public interest as it will contribute to economic and employment opportunities in Blacktown.

CONDITIONS

The development application was approved subject to the conditions in the Council Assessment Report.

PANEL MEMBERS	
 Paul Mitchell OAM (Chair)	 Louise Camenzuli
 Clare Brown	 Chris Quilkey
 Kathie Collins OAM	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	2016SYW239 – Blacktown – JRPP-16-03343
2	PROPOSED DEVELOPMENT	Integrated development application for the staged construction of a new warehouse and distribution facility, modification of the existing warehouse distribution facility, internal fit out, 302 car parking spaces, signage and associated stormwater works and landscaping
3	STREET ADDRESS	1 Huntingwood Drive, Huntingwood
4	APPLICANT OWNER	GPT Funds Management 2 Pty Ltd GPT Funds Management 2 Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$20 million
6	RELEVANT MANDATORY CONSIDERATIONS	• State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy No 55 – Remediation of Land • State Regional Environmental Plan No 20 – Hawkesbury-Nepean River • Draft West Central District Plan 2016 • Blacktown Local Environmental Plan 2015 • Blacktown Development Control Plan 2015 • 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> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 6 April 2017

8	MEETINGS AND SITE INSPECTIONS BY THE PANEL	Electronic discussion between 11 April 2017 and 19 April 2017
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report