

<b>DATE OF DETERMINATION</b>	08 January 2019
<b>PANEL MEMBERS</b>	Mary-Lynne Taylor (Acting Chair), Lindsay Fletcher and Chris Quilkey
<b>APOLOGIES</b>	Paul Mitchell and Kathie Collins
<b>DECLARATIONS OF INTEREST</b>	None

Papers circulated electronically between 14 December 2018 and 08 January 2019.

#### **MATTER DETERMINED**

Panel Ref – 2017SWC115 - LGA – Blacktown – DA17-00029 at 1 Sargents Road, Minchinbury (as described in Schedule 1)

#### **PANEL CONSIDERATION AND DECISION**

The Panel considered: the matters listed at item 6, the material listed at item 7 and listed at item 8 in Schedule 1.

The Panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

1. The proposed development will add to the employment opportunities within the Sydney Central City Planning District and the Blacktown local government area in a location with good access to services and amenities.
2. The proposed development adequately satisfies the relevant State and Regional Environmental Planning Policies including SEPP 55 - Remediation of Land and SEPP (Infrastructure) 2007.
3. The proposal adequately satisfies the applicable provisions and objectives of Blacktown LEP 2015 and Blacktown DCP 2015.
4. The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments including the local ecology, the amenity of adjacent and nearby premises and 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.

The decision was unanimous.

#### **CONDITIONS**




The development application was approved subject to the conditions in the Council Assessment Report and the following conditions added to the consent as condition 4.1.6 and 12.15.1(c):

#### **Prior Construction Certificate (Planning)**

Condition 4.1.6 - A total of 9 accessible carparking spaces are to be provided including 5 in the 2 Sargents Road carpark and 4 in the 1 Sargents Road carpark in accordance with the Building Code of Australia Table D3.5 being at the rate of 1 space per 100 spaces or part thereof.

**Prior to Occupation Certificate**

Condition 12. 15.1 (c) - A total of 9 accessible carparking spaces are to be provided including 5 in the 2 Sargents Road carpark and 4 in the 1 Sargents Road carpark in accordance with the Building Code of Australia Table D3.5 being at the rate of 1 space per 100 spaces or part thereof.

PANEL MEMBERS	
	
Mary-Lynne Taylor (Acting Chair)	Lindsay Fletcher
	
Chris Quilkey	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	Panel Ref – 2017SWC115 - LGA – Blacktown – DA17-00029
2	PROPOSED DEVELOPMENT	Alterations and additions to an existing ALDI warehouse, including an internal pedestrian bridge, 3 storey officers, partial demolition, a staff café and construction of an upper level deck providing additional parking spaces for the northern carpark
3	STREET ADDRESS	1 Sargents Road, Minchinbury
4	APPLICANT/OWNER	Applicant – ALDI Foods Pty Ltd Owner - ALDI Foods Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> <li>Environmental planning instruments: <ul style="list-style-type: none"> <li>State Environmental Planning Policy No. 55 – Remediation of Land</li> <li>State Environmental Planning Policy (State and Regional Development) 2011</li> <li>Blacktown Local Environmental Plan 2015</li> </ul> </li> <li>Draft environmental planning instruments: Nil</li> <li>Development control plans: <ul style="list-style-type: none"> <li>Blacktown Development Control Plan 2015</li> </ul> </li> <li>Planning agreements: Nil</li> <li>Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil</li> <li>Coastal zone management plan: Nil</li> <li>The likely impacts of the development, including environmental</li> </ul>

		<p>impacts on the natural and built environment and social and economic impacts in the locality</p> <ul style="list-style-type: none"> <li>• The suitability of the site for the development</li> <li>• Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations</li> <li>• The public interest, including the principles of ecologically sustainable development</li> </ul>
7	<b>MATERIAL CONSIDERED BY THE PANEL</b>	<ul style="list-style-type: none"> <li>• Council assessment report: 13 December 2018</li> <li>• Written submissions during public exhibition: 0</li> </ul>
8	<b>MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL/PAPERS CIRCULATED ELECTRONICALLY</b>	<ul style="list-style-type: none"> <li>• Papers circulated electronically between 14 December 2018 and 08 January 2019.</li> </ul>
9	<b>COUNCIL RECOMMENDATION</b>	Approval
10	<b>DRAFT CONDITIONS</b>	Attached to the council assessment report