

DETERMINATION AND STATEMENT OF REASONS

SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	3 February 2021
PANEL MEMBERS	Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Steve Kennedy, Annelise Tuor
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 1 February 2021.

MATTER DETERMINED

PPSSNH-120 – Northern Beaches – DA2020/0717 at 357-373 Warringah Road, Frenchs Forest for Bunnings Warehouse (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 the material presented at meetings and briefings and the matters observed at site inspections listed at item 8 in Schedule 1.

Development application

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

The decision was unanimous.

REASONS FOR THE DECISION

The panel is satisfied that the terms of the Record of Deferral have been addressed and determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS



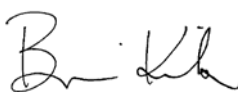


The development application was approved subject to the conditions dated 20 January 2021.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during public exhibition. The panel notes that issues of concern included:

- Traffic impact from proposed access onto Allambie Road
- Façade presentation to Allambie Road

The panel considers that concerns raised by the community have been adequately addressed in the supplementary report.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Julie Savet Ward
 Brian Kirk	 Steve Kennedy
 Annelise Tuor	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSNH-120 – Northern Beaches – DA2020/0717
2	PROPOSED DEVELOPMENT	Demolition works, construction of a 5 level commercial and warehouse building for use as a hardware and building supplies and garden centre, subdivision (road widening), car parking and signage.
3	STREET ADDRESS	Lot 1, DP 1209581, No. 357-373 Warringah Road, Frenchs Forest
4	APPLICANT/OWNER	The Trust Company (Australia) Limited (Owner) Bunnings Group Ltd (Applicant)
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> Environmental planning instruments: <ul style="list-style-type: none"> State Environmental Planning Policy (Infrastructure) 2007 State Environmental Planning Policy No. 55 – Remediation of Land Warringah Local Environmental Plan 2011 Draft environmental planning instruments: Nil Development control plans: <ul style="list-style-type: none"> Warringah Development Control Plan 2011 Planning agreements: Nil Provisions of the <i>Environmental Planning and Assessment Regulation 2000</i>: Nil Coastal zone management plan: Nil 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	<ul style="list-style-type: none"> Council assessment report: 4 December 2020 Council Conditions report received: 8 December 2020 Applicant submission: 10 December 2020 Council memo: 15 December 2020 Council supplementary report: 15 January 2021 Conditions: 20 January 2021 Written submissions during public exhibition: 1 Number of unique submissions received by way of objection: 1
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Applicant Briefing: Wednesday 30 September 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Renee Ezzy, Steve Findlay, Phil Devon <u>Applicant representatives</u>: Phil Drew Final briefing to discuss council's recommendation: 15 December 2020 <ul style="list-style-type: none"> <u>Panel members</u>: Peter Debnam (Chair), Julie Savet Ward, Brian Kirk, Annelise Tuor, Steve Kennedy <u>Council assessment staff</u>: Renee Ezzy, Steve Findlay, Phil Devon <u>Applicant representatives</u>: Phil Drew, Ross Nettle
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report