

MINUTES OF THE SYDNEY WEST REGION PLANNING PANEL MEETING HELD AT HAWKESBURY CITY COUNCIL ON THURSDAY, 15 APRIL 2010 AT 12.30 PM

PRESENT: JANET THOMSON – CHAIR
BRUCE McDONALD
PAUL MITCHELL
PETER JACKSON
MATT OWENS

IN ATTENDANCE

Shari Hussein	Manager Planning
Colleen Haron	Senior Town Planner
Fausto Sut	Manager Corporate Services and Governance
Amy Dutch	Administrative Support Team Leader

APOLOGY: Nil

Meeting commenced at 12.30 pm. The Chair welcomed everyone to the meeting of the Panel.

1. Declarations of Interest

Nil

2. Business Items

ITEM 1 - JRPP 2009SYW026 - Hawkesbury City Council DA DA0710/09 - Free Air C02 (F.A.C.E) Enrichment Experiment, Lot 181 DP39768 Blacktown Road, Richmond

3. Public Submissions

Branko Cellar	University of Western Sydney, addressed the Panel in favour of the application
David Ellsworth	University of Western Sydney, addressed the Panel in favour of the application
Charles Vella	the applicant, addressed the Panel in favour of the application

4. Business Item Recommendations

ITEM 1 - JRPP 2009SYW026 - Hawkesbury City Council DA DA0710/09 - Free Air C02 (F.A.C.E) Enrichment Experiment, Lot 181 DP39768 Blacktown Road, Richmond

That the Panel adopt the Council Officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendments as outlined below:

1. Condition 3 be amended to read as follows:
 3. *The maximum height of the ring towers shall not exceed 30m to ensure that the Department of Defence requirements are not breached and visual impact is minimised.*
2. Condition 7 regarding Section 94A Contributions (page 15 of the report) be removed.
3. Condition 12 be amended to read as follows:
 12. *Site and building works (including the delivery of materials to and from the property) shall be carried out only on Monday to Friday between 7:00am – 3:00pm and on Saturdays between 7:00am - 1:00pm.*

The complete list of approved conditions is as follows:

General Conditions

1. The development shall take place in accordance with the stamped plans, specifications and accompanying documentation submitted with the application except as modified by these further conditions, including the recommendations within:
 - (a) The Report titled 'Environmental Assessment for the Climate Change and Energy Research Facility Project', Reference 100071, dated February 2010, prepared by Australian Museum Business Services; and
 - (b) The 'Aboriginal Heritage Management Strategy for Aboriginal Sites within Driftway Forest, University of Western Sydney, NSW'
2. The development shall comply with the provisions of the Building Code of Australia at all times.
3. The maximum height of the ring towers shall not exceed 30m to ensure that the Department of Defence requirements are not breached and visual impact is minimised.
4. All buildings and structures shall be finished in an earth tone colour of low reflective quality to blend in with the landscape.
5. Following the completion of the experiment, the removal of all buildings and structures, and the rehabilitation of the site shall be carried out in accordance with the approved Environmental Management and Rehabilitation Plan

Prior to Commencement of Works

6. An Environmental Management and Rehabilitation Plan for the development site shall be prepared by an appropriately qualified person and submitted to Council for approval. The Plan shall address (without being limited to) the clearing of vegetation, earthworks, erosion control, environmental monitoring of flora and fauna, and site rehabilitation including vegetation and weed management.
7. Erosion and sediment control devices are to be installed and maintained at all times during site works and construction.
8. At least two days prior to commencement of works, notice is to be given to Hawkesbury City Council, in accordance with the Environmental Planning and Assessment Regulation.
9. Toilet facilities (to the satisfaction of Council) shall be provided for workmen throughout the course of building operations. Such facility shall be located wholly within the property boundary.

10. A sign displaying the following information is to be erected adjacent to each access point and to be easily seen from the public road. The sign is to be maintained for the duration of works:
 - (a) Unauthorised access to the site is prohibited.
 - (b) The owner of the site.
 - (c) The person/company carrying out the site works and telephone number (including 24 hour 7 days emergency numbers).
 - (d) The name and contact number of the person responsible for the site.

During Construction

11. Site and building works (including the delivery of materials to and from the property) shall be carried out only on Monday to Friday between 7:00am – 3:00pm and on Saturdays between 7:00am - 1:00pm.
12. Prior to the construction of the footings of any structure within the woodland, a search for the Cumberland Land Snail shall be carried out, and any individuals found relocated. The search and relocation shall be carried out by a suitably qualified person.
13. All work shall be carried out in accordance with the Construction Methodology, Site and Construction Management Plan submitted with the application, and the Environmental Management and Rehabilitation Plan.
14. The development shall be carried out in accordance with the recommendations within the Noise Assessment Report prepared by Acoustic Consulting Engineers P/L dated November 2009, including:
 - A qualified acoustic engineer shall be engaged during the design and commissioning phases to review and ensure that noise from the project achieve the recommended noise assessment objectives outlined within the Acoustic Report;
 - Noisy plant working simultaneously shall be avoided, where feasible and practical;
 - Noisy activities shall take place during less sensitive hours;
 - Plant and equipment shall be turned off and not left to idle;
 - Staff and contractors are to be instructed in quiet work practices.
15. Upon completion of the installation of any onsite effluent disposal system, a works-as-executed plan shall be submitted to Council.
16. A bitumen sealed rural footway crossing 6m wide shall be constructed to the development in accordance with Hawkesbury Development Control Plan Appendix E, Civil Works Specification.
17. Off-street car parking spaces, access driveways and turning areas shall be constructed as shown on the approved plans and be of an all weather construction.

Use of the Development

18. The development shall be limited to the area shown on the submitted plans.
19. All waste material shall be regularly removed from the property.

Advisory Notes

*** The applicant shall make themselves aware of the Discrimination Against People with Disabilities Act (DDA) and assess their responsibilities and liabilities with regards to the provision of access for all people.

*** Should any Aboriginal site or relic be disturbed or uncovered during the construction of this development, all work should cease and the National Parks and Wildlife Service consulted. Any person who knowingly disturbs an Aboriginal site or relic is liable to prosecution under the National Parks and Wildlife Act 1974.

*** The applicant is advised to consult with:

- (a) Sydney Water Corporation Limited
- (b) Integral Energy
- (c) Natural Gas Company
- (d) a local telecommunications carrier

regarding their requirements for the provision of services to the development and the location of existing services that may be affected by proposed works, either on site or on the adjacent public roads.

*** The developer is responsible for all costs associated with any alteration, relocation or enlargement to public utilities whether caused directly or indirectly by this proposed subdivision. Such utilities include water, sewerage, drainage, power, communication, footways, kerb and gutter.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 12.52 pm

Janet Thomson
Chair, Sydney West Regional Planning Panel
27/4/10