

MINUTES OF THE HUNTER AND CENTRAL COAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT GREAT LAKES COUNCIL CHAMBERS ON THURSDAY, 07 JULY 2011 AT 5.30 PM

PRESENT:

Garry Fielding	Chair
Kara Krason	Panel Member
Bob McCotter	Panel Member

COUNCIL STAFF IN ATTENDANCE

Lisa Schiff	Director Planning & Environmental Services
David Pirie	Senior Development Assessment Planner
Wade Holmes	Traffic Engineer
Ryan Fenning	Environmental Health Officer
Yvette Ellis	Admin Officer (Minute Taker)

APOLOGIES:

Nil.

The meeting commenced at 5.35pm.

1. Declarations of Interest

Nil.

2. Business Items

ITEM 1 - 2010HCC050 Great Lakes Council DA 312/2011 - Tuncurry CBD Supermarket; Corner of Peel Street, Kent Street and Manning Lane, Tuncurry

3. Public Submissions -

Les Coleman	addressed the Panel against the Item
Gavin Maberley-Smith	addressed the Panel on behalf of the Applicant
Robert Williams	addressed the Panel against the Item
Rev William Robertson	Apology

4. Business Item Recommendations

2010HCC050 Great Lakes Council DA 312/2011 - Tuncurry CBD Supermarket; Corner of Peel Street, Kent Street and Manning Lane, Tuncurry

Moved by Bob McCotter and **seconded** by Kara Krason

That the Joint Regional Planning Panel makes the consent to DA 312/2011 operational in accordance with the information submitted in satisfaction of the deferred commencement condition subject to the imposition of supplementary conditions SC1 to SC9, and the modification of conditions to A1, E15 and F1 to reflect the information submitted in satisfaction of the deferred commencement condition. Conditions SC 1 to SC 9 and Conditions A1, E15 and F1 as modified are listed below.

Supplementary conditions for the operation of the loading dock:

- SC1. Deliveries to the premises shall be restricted to the hours between 7am to 6pm Monday to Friday and 8am to 5pm on Saturday, Sunday and public holidays. The loading dock roller doors shall not be permitted to be opened at any time outside of these hours. A further restriction applies to articulated vehicles on Sundays and public holidays, for which deliveries are restricted to between 10am and 4pm.
- SC2. Waste collection from the premises shall only be permitted between the hours of 7am to 6pm Monday to Friday, between 8am to 5pm on Saturday and between 10am to 4pm on Sunday and public holidays.
- SC3. The loading dock roller door tracks must be fitted with polytetrafluoroethylene (PTFE) or high density polyethylene (HDPE) linings prior to the issue of an occupation certificate.
- SC4. One month after the use has commenced a report to be submitted to Council from an appropriately qualified person. The report is to certify the installation of all noise attenuation methods, assess noise emission from the development, the effectiveness of the noise attenuation methods and compliance or otherwise with the Noise Level Criteria described by Hunter Acoustics' Acoustic Assessment dated 22 December 2010 (Report Ref 8179-401.2). If necessary the report must detail additional noise attenuation measures required to achieve compliance.
- Should additional attenuation measures be required to achieve compliance, they must be installed within 30 days of Council receiving the report and upon approval from Council. Subsequently, a suitably qualified person must certify that additional measures have achieved compliance.
- SC5. The installation and operation of the loading dock fan/s shall comply with the recommendations of Hunter Acoustics' 'Supplementary Acoustic Report' dated 23 May 2011 (Report Ref 8179-404.3).
- SC6. Access to the loading dock must be restricted to one (1) articulated vehicle or one (1) front lift garbage collection vehicle at any one point in time.
- SC7. The loading dock roller door tracks and linings must be maintained in good condition and lubricated with suitable grease at all times.
- SC8. The western roller dock door shall remain closed at all times when refrigerated vehicles are unloading and front lift garbage collection vehicles are in operation within the dock, apart from allowing other vehicles to exit the dock.
- SC9. All deliveries and use of the loading dock must comply with the submitted Woolworths Transport Delivery Management Plan dated May 2011 except where otherwise amended by the other conditions of this consent which will prevail in the event of any inconsistency.

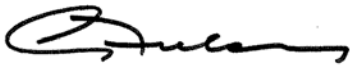
Consent Conditions as modified

- A1. The development must be implemented substantially in accordance with the plans numbered A-001, A-002, A-006 all Revision L, dated 20 May 2011 and A-003, A-004, A-005, A-007 and A-008, all Revision M dated 16 June 2011, all plans prepared by Cox Richardson and landscape plans number 1032/1 to 1032/3, dated 17 December 2010, all prepared by Pamela Fletcher, the application form and any supporting information received with the application including the additional information submitted to satisfy the deferred commencement condition, except as may be amended by the following conditions and as may be shown in red on the attached plans:

- E15. The installation and operation of the loading dock fan/s shall comply with the recommendations of Hunter Acoustics' 'Supplementary Acoustic Report' dated 23 May 2011 (Report Ref 8179-404.3).
- F1. The noise attenuation methods recommended by Hunter Acoustics' Acoustic Assessment dated 22 December 2010 (Report Ref 8179-401.2) and the 'Construction of Barriers Enclosures and Internal Dock Treatments' construction techniques described in Hunter Acoustics' 'Supplementary Acoustic Report' dated 23 May 2011 (Report Ref 8179-404.3) are to be implemented prior to the issue of any occupation certificate.

Meeting closed 6.26pm.

Endorsed by



Garry Fielding
Chair
Hunter & Central Coast Joint Regional Planning Panel
Date: 12 July 2011