

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL ON THURSDAY 9 SEPTEMBER 2010 AT 6:00 PM

PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
John Chedid	Panel Member
Julia Finn	Panel Member

COUNCIL STAFF IN ATTENDANCE

Sue Weatherley	Group Manager Outcomes and Development
Brad Delapierre	Acting Service Manager Development Assessment Services

The meeting commenced at 6:00 pm

Apologies: Paul Mitchell

1. Declarations of Interest –

None

2. Business Items

ITEM 1 – 2010SYW008 – Parramatta City Council DA No. 24/2010 – Multi Unit Development Comprising 47 Dwellings, 734-736 Victoria Road, Ermington

3. Public Submissions

Brian Gray	Addressed the panel against the item.
Margaret Leung	Addressed the panel against the item.
Herbert Wiedemann	Addressed the panel against the item.
Elizabeth Wiedemann	Addressed the panel against the item.
Yacoub Harb	Addressed the panel against the item.
Warren Beveridge	Addressed the panel against the item.
Ian Stewart	Addressed the panel in favour of the item.

4. Business Item Recommendations

2010SYW008 – Parramatta City Council DA No. 24/2010 - Multi Unit Development Comprising 47 Dwellings, 734-736 Victoria Road, Ermington

Moved John Chedid seconded Bruce McDonald that the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendment to:

1. Condition 7(d) – altered to read as follows:

7d. The post-development stormwater discharge from the subject site into the RTA drainage system shall not exceed the pre-development discharge.

Should there be changes to the RTA's drainage system then detailed design plans and hydraulic calculations of the stormwater drainage system are to be submitted to the RTA for approval, prior to the commencement of any works.

Details should be forwarded to:

*The Sydney Asset Management
Roads and Traffic Authority
PO Box 973 Parramatta CBD 2124*

A Plan checking fee will be payable and a performance bond may be required before the RTA's approval is issued. With regard to the Civil Works requirement please contact the RTA's Project Engineer, External Works Ph: 8849 2114 or Fax: 88492766

2. Condition 36 to be amended to state that:

36. Prior to the commencement of any works on the site the applicant must submit, a Construction and/or Traffic Management Plan to the satisfaction of the Principal Certifying Authority. The following matters must be specifically addressed in the Plan:

(a) Construction Management Plan for the Site

A plan view of the entire site and frontage roadways indicating:

- i. Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,*
- ii. Turning areas within the site for construction and spoil removal vehicles, allowing a forward egress for all construction vehicles on the site,*
- iii. The locations of proposed Work Zones in the egress frontage roadways,*
- iv. Location of any proposed crane standing areas,*
- v. A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,*
- vi. Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,*
- vii. The provisions of an on-site parking area for employees, tradesperson and construction vehicles as far as possible.*

(b) Traffic Control Plan(s) for the site:

- i. All traffic control devices installed in the road reserve shall be in accordance with the Roads and Traffic Authority, NSW (RTA) publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RTA 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each,*
- ii. Approval shall be obtained from Parramatta City Council for any temporary road closures or crane use from public property.*
- iii. A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage must be provided and a copy of this route is to be made available to all contractors.*

Where applicable, the plan must address the following:

- Evidence of RTA concurrence where construction access is provided directly or within 20 m of an Arterial Road,
- A schedule of site inductions shall be held on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations.
- Minimising construction related traffic movements during school peak periods.

The Construction and Traffic Management Plan shall be prepared by a suitably qualified and experienced traffic consultant and be certified by this person as being in accordance with the requirements of the abovementioned documents and the requirements of this condition.

The construction management plan is also to be made available to those that made submissions on the application

Reason: To ensure that appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

MOTION CARRIED UNANIMOUSLY

5. Business Item

The Panel resolved to consider Item 4 next.

ITEM 4 - 2010SYW046 Parramatta DA/374/2010 - Construction of a carport at the front of the dwelling; 9 Nulang Street, Old Toongabbie

6. Public Submissions

Garry Small, Housing NSW on behalf of the applicant addressed the panel in favour of the item.

7. Business Item Recommendations

2010SYW046 Parramatta DA/374/2010 - Construction of a carport at the front of the dwelling; 9 Nulang Street, Old Toongabbie

Moved Lindsay Fletcher seconded John Chedid that the Panel defer the development application so that additional information be provided to the Council about the provision of a smaller carport/awning on the site that would provide weather protection and facilitate the disabled tenant accessing the property. This would enable the Council to approve the application including a condition that the structure only remains in place whilst the building is occupied by a tenant with a disability that requires an awning for a similar purpose.

MOTION CARRIED UNANIMOUSLY

8. Business Item

ITEM 2 - 2010SYW014 – Parramatta City Council DA No. 129/2010 - Townhouse Development, 23 Elizabeth Street, Granville

9. Public Submissions

There were no public submissions.

10. Business Item Recommendations

2010SYW014 – Parramatta City Council DA No. 129/2010 - Townhouse Development, 23 Elizabeth Street, Granville

Moved Lindsay Fletcher seconded Bruce McDonald that the Panel defer the development application to allow the applicant to investigate improved open space linkages to the east and west of the site, generally in accordance with Masterplan study 2 and recognising that there may some relaxing of DCP standards if necessary to minimise loss of yield.

MOTION CARRIED UNANIMOUSLY

11. Business Item

ITEM 3 - 2010SYW016 – Parramatta City Council DA No. 184/2010 - Mixed Use Development, 7-9 Victoria Road & 21 Sorrell Street, Parramatta

12. Public Submissions

Michael Edgerton on behalf of the applicant addressed the panel **in favour of** the Item.

13. Business Item Recommendations

2010SYW016 – Parramatta City Council DA No. 184/2010 - Mixed Use Development, 7-9 Victoria Road & 21 Sorrell Street, Parramatta

Moved Janet Thomson seconded Julia Finn that the Panel adopt the Council officer's recommendation to approve the proposal subject to the recommended conditions of consent, with amendment to:

1. Condition 118 be altered to read:

The cul-de-sac road section illustrated on the approved architectural plans shall be dedicated in benefit of Council to be part of the Palmer Lane Road reserve prior to the release of the Occupation Certificate.

MOTION CARRIED UNANIMOUSLY

The meeting concluded at 8:05 pm

Janet Thomson
Chair, Sydney West Region Planning Panel
DATE