

MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT CAMDEN CIVIC CENTRE ON THURSDAY, 22 JUNE 2010 AT 12:30 PM

PRESENT:

Janet Thomson	Chairperson
Bruce MacDonald	Panel Member
Paul Mitchell	Panel Member
Chris Lalor	Panel Member
Fred Anderson	Panel Member

IN ATTENDANCE

Carey McIntyre	Acting Director, Development & Health, Camden Council
Ron Dowd	Urban Design Planner, Camden Council
Jasmina Djuric	Senior Town Planner, Camden Council
Andrew Ison	Town Planner, Camden Council
Teresa Gizzi	Town Planner, Camden Council
Cynthia Herkrath	Student Planner, Camden Council

APOLOGY: Nil.

1. The meeting commenced at 12.40 pm

2. **Declarations of Interest** - Nil.

3. **Business Items**

ITEM 1 - 2010SYW025 Camden DA No. 371/2010 – Retirement Village & Ancillary Uses; 400H The Northern Road, Oran Park

5. **Public Submission** - Nil.

6. **Business Item Recommendations**

2010SYW025 Camden DA No. 371/2010 – Retirement Village & Ancillary Uses; 400H The Northern Road, Oran Park

Moved Bruce McDonald, seconded Paul Mitchell that

The Panel resolved to accept the recommendation contained in the Council Assessment Staff's report and approve the Development Application subject to the conditions contained therein, with amendments to the following conditions.

1. Condition 1.0 (5) altered to read as follows:

Future Restaurants and Cafés and General Food Shops (Community Hub Building) - A separate Development Application shall be lodged with the Consent Authority (i.e. Camden Council) for commercial food premises and must include demonstrated compliance with Camden Council's Food Premises Code, the Food Act, 2003 and the Food Regulations 2004 (incorporating the Food Standards Code). These premises have the potential to generate noise and must consider the requirements of Camden Council's Environmental Noise Policy. Where the operation of commercial premises is expected to cause a noise impact on the surrounding community, an acoustic assessment must be provided in support of the application.

2. Condition 2.0 (4) altered to read as follows:

Section 94 Contributions - A developer contribution levy must be paid in accordance with Section 94 of the Environmental Planning and Assessment Act, 1979, prior to the release of a Construction Certificate for each stage of building works.

The monetary contributions to be paid as described in the prevailing Contributions Plan and any relevant Ministerial direction as referred to in Part 4, Division 6 of the Environmental Planning and Assessment Act, 1979, in force, at the time prior to the issue of the Construction Certificate.

3. Condition 2.0 (6) altered to read as follows:

Staging of the Development (Community Facilities) – The applicant is to submit to Council a schedule of community facilities proposed to be provided with each stage of development prior to issue of that Construction Certificate.

The facilities are to be provided at the stages as described in the application.

4. Advice A3 altered to read as follows:

Section 94 Contributions – The contributions required under Section 94 do the Act are set out in the Contributions Plan and any relevant Ministerial directions relevant to this property which can be obtained from the customer service section at Council Chambers, 37 John Street, Camden, during normal business hours.

MOTION CARRIED.

The meeting concluded at 12.55 pm

Endorsed by

Janet Thomson
Chair, Sydney West Region Planning Panel
12 July 2010