

# MINUTES OF THE SYDNEY WEST REGIONAL PANEL MEETING HELD AT CAMDEN COUNCIL ON MONDAY, 20 DECEMBER 2010 AT 1.00 PM

## PANEL PRESENT:

Janet Thomson	Chairperson
Bruce McDonald	Panel Member
Lindsay Fletcher	Panel Member
Cr Fred Anderson	Panel Member
Chris Lalor	Panel Member

## COUNCIL STAFF IN ATTENDANCE

Jasmina Djuric	Development Officer
Jeremy Swan	Manger Development
Carey McIntyre	Director Development and Health

1. The meeting commenced at 1.00 pm
2. **Declarations of Interest –None**
3. **Business Items**

**ITEM 1 - JRPP 2010SYW040 – Camden Council DA No. 658/2010 - Alterations & Additions to Narellan Town Centre shopping complex, 326 & 334 Camden Valley Way & 2A Somerset Avenue**

## 4. **Public Submissions**

Darryl Warry, Nicholas Hatzis, Argirious Skarmoutsas, Franco Ferra, Peter Hick addressed the panel **against** the item.

## 5. Business Item Recommendations

***JRPP 2010SYW040 – Camden Council DA No. 658/2010 - Alterations & Additions to Narellan Town Centre shopping complex, 326 & 334 Camden Valley Way & 2A Somerset Avenue***

**Resolution to approve Development to be added in two parts - A & B**

### **Part A**

**That the SEP 1 objection to the Development Standard relating to height contained in Clause 20A(1) of Camden LEP No 46 be accepted in accordance with the State Environment Planning Policy No.1 on the basis that when the surrounding building height controls and existing built form are taken into account the Development Standard is unreasonable and unnecessary in this instance.**

**The following conditions be amended:**

### **Part B**

**Agree to grant consent for alterations and additions to construct a 8,760 square metre retail broad space which includes a discount department store, with approximately 20 to 25 retail shops (2,660 square metre retail space) subject to the conditions of consent set out in the Council report with the following amendments:**

**Condition 1(8) Use of retail premises - Add after use of the retail shops “and hours of operation”.**

**Condition 2.6 (f) Traffic and Construction Management Plan - Delete the word “denied or” from the third line.**

**Condition 2.15 Parking Spaces - Amended the beginning of this condition to state ‘A minimum of 1864 car parking spaces must be provided for the entire development’. Three hundred and eleven (311) is replaced with 1864.**

**Condition 2.17 (b) Parking and Access Design Standards - is removed/deleted.**

**Condition 2.20 Plan of Internal Traffic Devices - Delete the word “coach”.**

**Condition 2.31 (a) Section 94 Contributions - Delete “additional lot or dwelling” and replaced with “square metre”.**

**Condition 6.1 Hours of Operation - Remove words from “the hours of operation of the retail premises are restricted to” and the following words to remain “All commercial vehicle movements (including deliveries) associated with the operation of the premises are restricted to the hours of” with replacement of hours to be “7.00 am to 10.00 pm subject to being in accordance with current conditions”.**

### **The following new conditions to be included:**

**Parking and Access Management Plan - Prior to the issuing of the Construction Certificate the applicant is to provide for approval by Camden Council, a detailed Management Plan for the operation of all the car parking areas on the site and shall include the following:**

1. integration of all parking areas;

2. details of signage, traffic flow, pedestrian routes through the car park and the road crossings;
3. implementation of a monitoring system on the availability of parking spaces to indicate available spaces and information on space availability at entry points to the car park;
4. numbers and location of disabled spaces and relationships to provide for immediate access to shops;
5. safe pedestrian access from the 66 public car parking spaces to Strata Plan 61743.

**Public use car parking spaces** - Prior to the issue of the Construction Certificate a plan must be produced to identify 66 car parking spaces on the ground level for use by the public. These car parking spaces shall be in addition to the car parking spaces provided for the subject lots by Camden Development Control Plan 2006 and in accordance with terms outlined in the final linen plan prepared and approved by Notice of Determination of Development Application No. 485/2010.

**Architectural Treatment** - The northern elevation of the car park is to be amended to include architectural and/or landscape treatment to enhance the visual amenity of the proposal when viewed from the right of way. These details are to be submitted to and approved by Council prior to the issue of any Construction Certificate.

**Moved**, Lindsay Fletcher seconded by Cr Fred Anderson

**MOTION CARRIED**

The meeting concluded at 2.20 pm

Endorsed by

Janet Thomson  
Chair, Sydney West Region Planning Panel  
DATE 22 December 2010