

**MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL
PLANNING PANEL MEETING
HELD AT CAMDEN COUNCIL CIVIC CENTRE
ON THURSDAY, 27 JANUARY 2011 AT 11.00 AM**

PRESENT:

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

IN ATTENDANCE

Ryan Pritchard	Council Officer
Ron Dowd	Council Officer
Jeremy Swan	Manager Development

APOLOGY: N/A

1. The meeting commenced at 11.00 am.
2. Declarations of Interest – N/A
3. Business Items

ITEM 1 - 2010SYW067 Camden 1073/2010 - Erection of home improvement store, ancillary office, associated site works and display of 2 no. free-standing signs; 630 Camden Valley Way, Gregory Hills

ITEM 2 - 2010SYW074 Camden 1178/2010 - Industry-Based Aquaculture and Vegetable Research Facility (Educational Establishment); 107 Cobbitty Road, Cobbitty

5. Public Submission – Dean Golding (Dart West Development) addressed the Panel.
6. Business Item Recommendations

1. 2010SYW067 Camden 1073/2010 - Erection of home improvement store, ancillary office, associated site works and display of 2 no. free-standing signs; 630 Camden Valley Way, Gregory Hills

Resolution to approve the development subject to the conditions detailed in the assessment report and the following amended and additional conditions:

Amended and Additional Conditions

Condition 1.8 – Fencing

Dart West Developments advised that they were happy to withdraw the proposed modification to this condition and for it to remain as detailed in the assessment report.

Condition 1.13 – Roof Mounted Equipment

To be amended to read:

Roof Mounted Equipment – *All Roof Mounted Equipment shown on the approved plans must have a “gull grey” colour finish. This colour finish must be permanently maintained in a complete condition at all times.*

Any other roofing mounted equipment, including but not limited to air conditioning units and communication towers, that have not been shown on the approved plans but are necessary to achieve compliance with the Building Code of Australia, must be appropriately integrated into the design of the building, have a “gull grey” colour finish, and not visually dominate the surrounding skyline.

Condition 1.14 – Approved Plans

To be amended to read:

Approved Plans – *The development must be carried out strictly in accordance with the following approved plans or other documentation:*

- *Development plans DA01A, DA02B, DA03K, DA04A, DA05A, DA06B, DA07B, DA08A and DA09B by Leffler Simes Architects.*
- *Landscape plans sheets 1 to 5 (inclusive) revision C by distinctive.*
- *Civil engineering plans DA0.01 revision 2, DA10.01 revision 5, DA1.02 revision 4, DA2.01 revision 5, DA2.02 revision 3, DA3.01 revision 4, DA3.02 revision 3, DA04.01 revision 2 and DA04.02 revision 2 by Northrop.*
- *Statement of environmental effects for home improvement store, Gregory Hills by Development Planning Strategies.*
- *Traffic impact assessment dated September 2010 by Cardno.*
- *Noise impact assessment by Acoustic Logic dated 25 November 2010.*
- *Additional noise impact assessment information dated 15 December 2010 by Acoustic Logic.*
- *Stormwater management plan revision 4 dated 22 September 2010 by Northrop.*

The development must also comply with the conditions of approval imposed by Council hereunder.

Where there is an inconsistency between the approved plans/documentation and development consent conditions, the development consent conditions override the approved plans/documentation to the extent of the inconsistency.

Note: *The site layout (including all access driveways) shown on approved plan DA03K by Leffler Simes Architects supersedes any other site layout (including any access driveways) shown on any of the other approved plans.*

Amendments or modification of the approved development require the written prior approval of Camden Council.

Condition 1.15 – Bulky Goods Premises

The modification proposed by Dart West Developments was discussed however it was resolved that this condition be maintained as it appears in the assessment report.

Condition 2.8 – Ancillary Café

To be amended to read:

Ancillary Café – *This development consent does not approve the fit out or use of any of the development as an ancillary café. Any ancillary café must be subject to a separate development application. Such application must include plans and specifications detailing the construction and fit out of the ancillary café or any part of the premises to be used for the manufacture, preparation or storage of food for sale, that comply with Council’s Food Premises Code, the Food Act 2003 and the Food Regulations 2004 (incorporating the Food Standards Code).*

Condition 6.7 – General Requirement

To be amended to read:

General Requirements – *The storage of goods and materials must be confined within the building. At no time must goods, materials or advertising signs (other than those approved by this development consent) be displayed or placed within the designated car parking spaces, landscaped areas or public road reserves.*

Two additional conditions be included in Section 1.0 – General Requirements

Storage of Dangerous Goods/Hazardous Materials – *The applicant must provide an annual statement from a suitably qualified person certifying that the quantities of dangerous goods and hazardous materials stored on the premises are below the screening thresholds detailed in Guide to Applying State Environmental Planning Policy No. 33.*

This statement must be provided to Council every year from the commencement of operations and every year thereafter for the entire life of the development.

Following a 3 year period a review on the ongoing need for audits of the storage of dangerous goods/hazardous materials must be conducted by a qualified expert and a recommendation made to Council in this regard. Council may remove the condition at this time if it considers it appropriate.

B-Doubles Prohibited Sign – *A sign must be prominently displayed at the eastern truck entry to this site that clearly states that access to this site by B-Double vehicles is prohibited at all times.*

One additional Condition be included in Section 2.0 – Construction Certificate Requirements

Traffic Committee Approval – *Prior to the issue of a Construction Certificate, detailed design, line marking and signage plans of the proposed exit onto the roundabout at the rear of the site must be submitted to and approved by the Local Traffic Committee.*

One additional condition be included in Section 5.0 – Prior to Issue of Occupation Certificate

Acoustic Compliance Report – Prior to the issue of an Occupation Certificate, an acoustic compliance report must be prepared by a suitably qualified person and submitted to Council. This compliance report must certify that all proposed mechanical plant for this development complies with the approved noise levels detailed in the acoustic reports prepared for this development.

The Panel resolved to approve the development subject to the conditions detailed in the assessment report and the above amended and additional conditions.

The Panel also resolved to include the following advice note on the development consent:

An Advice Note to be included in the Development Consent:

Solar Panels – *The applicant is requested to consider the installation of solar panels during the construction of this development. It is strongly recommended that solar panels are used to provide power to the development to increase it's energy efficiency.*

The Panel also resolved to request Council to discuss with the Department of Planning the provision within the Growth Centre area relating to the provision of solar generating capacity within new development in the business development areas.

Moved: Bruce McDonald, seconded Paul Mitchell

2. 2010SYW074 Camden 1178/2010 - Industry-Based Aquaculture and Vegetable Research Facility (Educational Establishment); 107 Cobbitty Road, Cobbitty

Public Submission – Adam Steele, Tim Ward and James Bell addressed the Panel.

Resolution to approve Development subject to the conditions detailed in the assessment report and the following condition amendments:

Condition 13 – Surface Drainage - the word “habitable” be removed/deleted.

Condition 49 – Exhaust Fans – to be reworded to read:

That the 50 inch exhaust fans shall only be used during daytime hours of 7.00 am to 6.00 pm.

Condition 51 – Liquid Wastes - to be removed/deleted.

The Panel resolved to approve the development subject to the conditions detailed in the assessment report and the above amended conditions.

Moved: Bruce McDonald, seconded Fred Anderson

MOTION CARRIED.

The meeting concluded at 11.43 pm.

Endorsed by
Janet Thomson
Chair, Sydney West Region Planning Panel
DATE 08 February 2011

